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GENERAL MANAGER'S REPORT

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

FISCAL YEARS
1975-76 & 1976-77

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PREPARED BY THE
RECREATION AND PARK DEPARTMENT
IN COOPERATION WITH THE DEPARTMENT OF CITY PLANNING

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SAN FRANCISCO, CALIFORNIA 94117

JOHN J. SPRING
General Manager

December 16, 1975

The Honorable Members
City Planning Commission
Recreation and Park Commission
San Francisco, California

Dear Commissioners:

Transmitted herewith is the first recommended expenditure program from the Open Space Acquisition and Park Renovation Fund. This report covers both the current fiscal year and that of 1976-77.

Since passage of Proposition J in November, 1974, a great deal of effort has been expended in the development of implementation procedures and the solicitation of citizen input. Particular thanks is due to the Director of City Planning, the Director of Property, the City Attorney, the Director of Public Works and the Controller, together with their respective staffs, as well as members of the Recreation and Park Department staff, for this collaborative effort. Especially significant has been the role of the Citizens' Open Space Advisory Committee. The Committee has been both diligent and perceptive. The five public hearings conducted by the Committee have produced not only a widely based citizen response but also the framework for the recommendations contained herein.

This report, in my judgment, reflects a meaningful start to what will become a fifteen-year program. It is with pride that we commence this adventure together. It is with anticipation that we look forward to its long-range benefits.

Very truly yours,

John J. Spring
General Manager

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GENERAL MANAGER'S REPORT ON THE OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

INTRODUCTION

I. Scope of the Report

Section 6.413 of the City Charter established a program for acquiring open space, developing new parks and recreation facilities, and renovating existing properties under the jurisdiction of the Recreation and Park Department. The program is financed by the Open Space Acquisition and Park Renovation Fund which is supported by an annual 10-cent ad valorem tax levy for a period of 15 years. The City Charter requires that the General Manager of the Recreation and Park Department present at a joint annual meeting of the Recreation and Park Commission and City Planning Commission a report "on the implementation of the Recreation and Open Space Programs, on expenditures made from the Open Space Acquisition and Park Renovation Fund; ... on properties developed in the preceding year for recreation uses, (and on) general recommendations of further lands for acquisition, improvement, or development."

Because the program is new and no appropriations have been made yet for property acquisition, development, or renovation, this report will not present a history of the preceding year's activity. Except for this necessary omission, the report fulfills the Charter requirement. In addition, it explains the strategy and criteria that have shaped the recommendations contained herein for the disposition of the Fund in the forthcoming period. A summary of major expenditures made or funds obtained for recreation and park improvements since 1972, when the Recreation and Open Space Element was prepared, is included as an appendix to this report.

II. Amount of Money Available

For the first year of the Open Space Acquisition and Park Renovation Program described in this report (fiscal year 1975-76), the 10-cent tax levy is expected by the Controller to yield approximately $2,650,000. The following year (fiscal year 1976-77), the unsecured tax roll will be included, and the Controller estimates that approximately $2,900,000 will be available. Income not spent by the end of the fiscal year is carried forward to the next fiscal year to be used only for the purposes for which it was originally set aside. It is significant that interest income accrued by the fund is deposited in the fund. This interest is not reflected in the Controller's estimates. See Conclusion.

III. Reasons for Proposing a Two-Year Program

The many neighborhoods in the city are excited at the prospect of new parks and recreation facilities and improvements and are anxious to secure some of the benefits of the program for their areas. Consequently, expectations are high and current requests for appropriations far exceed the capacity of the Fund for years to come. In order to begin to make a dent in satisfying the many needs, it is proposed that a two-year program be

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set forth at the start.

One of the chief reasons for this decision is the need to fit the recommendations into the City's budget year process. Since funds are now available for fiscal year 1975-76, it is obviously necessary to adopt a program for this year. However, since departments submit next year's budget to the Mayor and Controller in late January, it is necessary to recommend now expenditures for fiscal year 1976-77. Therefore, the two-year program is well suited to neighborhood expectations and procedural requirements. In this way, more tangible progress can be shown and the first steps can be taken in carrying out a broader range of projects.

This process will not entail skipping a year, because the programming for the third year -- fiscal year 1977-78 -- will be done in the forthcoming calendar year 1976. A two-year program at this time, then, simply means that a regular annual programming schedule will be established for future years.

IV. Funding Strategy

The cost of renovating existing recreation facilities and acquiring and improving (where appropriate) additional land for recreation and open space has not been fully estimated. A major unknown is the cost to develop or otherwise improve areas purchased for active recreation. Apart from the renovation activity, perhaps the best strategy that can be devised at this point is to purchase as much as possible of the properties recommended for acquisition in the Recreation and Open Space Element in the first years of the program.

A. Allocation of Funds by Expenditure Category

Proposition J set up expenditure categories and established limitations on how much of the Open Space Acquisition and Park Renovation Fund may be spent in each category. The following table shows this.

	ALLOWABLE PROPORTION OF THE FUND			
	15%	10%	Not LESS than 37-1/2%	Not MORE than 37-1/2%
AUTHORIZED EXPENDITURE CATEGORY	Renovation of existing park and recreation facilities--WITH MATCHING FUNDS GIVEN TO THE CITY.	Renovation of existing park and recreation facilities--WITHOUT MATCHING FUNDS.	Acquisition of real property, with at least half the money to be spent in or adjacent to high-need neighborhoods.	Development and maintenance of newly acquired properties; administration of the und.

OPEN SPACE ACQUISITION AND PARK RENOVATION PROGRAM - FISCAL YEARS 1975-76 AND 1976-77

- ● Renovation 1975-76
- ○ Renovation 1976-77
- ▲ Acquisition 1975-76
- △ Acquisition 1976-77
- Development 1976-77

Some flexibility in allocating expenditures exists within the major categories and between one category and another, especially:

1. Between acquisition in or adjacent to high-need neighborhoods, and acquisition of hilltops and other open spaces and waterfront areas.

2. Between acquisition and development/maintenance/administration.

There also is flexibility within the category that includes development, maintenance and administration. Because of rising land values as well as the threat of private development, it makes sense to allocate as much as possible for acquisition in the early years. Considering the broad objectives of the Recreation and Open Space Element to acquire designated hilltops and other open spaces, waterfront areas, and land in high-need neighborhoods, even the amount remaining after deducting renovation expenditures -- nearly $2,000,000 annually -- may not be sufficient to provide for all the acquisition considered necessary. It should be noted that properties acquired in high-need neighborhoods will require development and maintenance. This is necessary in order to lessen the current open space and recreation deficiencies which were responsible for the original "high-need" designation in the plan.

In allocating the Fund to the specified categories, consideration must be given to the prospect that many private sites now in open space could be lost if they are not acquired soon. In the high-need neighborhoods, however, such opportunities to acquire open sites, with some exceptions, do not exist. There it is more likely that developed (improved) properties will have to be acquired, and so the threat of development may be irrelevant in high-need neighborhoods in most cases. It is recommended, therefore, that at least in the first few years of the program, appropriations follow the following guidelines: 25 percent for renovation of existing recreation and park facilities; 25 percent of the Fund to be allocated for acquisition of hilltops, other open spaces, and waterfront areas; 45 percent for acquisition and development of property in high-need neighborhoods; and 5 percent for administration and maintenance. As neighborhood properties are developed, the amount budgeted for maintenance will increase.

V. Role of the Citizens Advisory Committee

The Open Space/Park Renovation Citizens Advisory Committee, established and appointed by the Board of Supervisors, held its first meeting on June 2, 1975, Since then it has met twice monthly to become familiar with the planning that preceded passage of the Charter amendment, and to consider the many proposals for new parks or recreation facilities. The Committee held five public hearings to receive community input. Notices of these evening hearings were mailed to over 150 community organizations, and the hearings were well attended.

To facilitate its role of assisting and advising the Recreation and Park Department and the Department of City Planning in establishing priorities for projects and activities eligible for inclusion in the program, the Committee formed four subcommittees: (1) high-need neighborhoods, (2) hilltops, (3) waterfront, and (4) renovation. Recreation proposals that did not fit into any of these four categories were dealt with by the whole Committee. Public comment received at the hearings was supplemented by inspection tours and background material supplied by the two City departments and by the San Francisco Port Commission.

The recommendations contained in this report very closely parrallel those presented to the General Manager by the Citizens Open Space Advisory Committee. The 23-member Committee deserves the thanks of all San Franciscans for its diligence in pursuing its responsibilities. Particular thanks are e tended to the two chairpersons, Diane Hunter and Claire Pilcher, for their role in making the Committee an indispensable part of both strategy and program formulation.

PROGRAM RECOMMENDATIONS

I. Acquisition of Hilltops, Waterfront Areas, and Other Open Spaces Two-Year Estimated Budget: $1,300,000

Charter section 6.413 states that purchases of property must be consistent with the Recreation and Open Space Element of the Comprehensive Plan and the Recreation and Open Space Programs document. Hilltops, hillsides, and other open spaces are specifically identified on maps in these documents. Acquisition of any of these sites thus complies with this requirement for consistency. Sites not shown in these documents cannot be acquired under this program unless the plan element and programs document are amended to include them.

Different circumatances apply to the six identified high-need neighborhoods: Chinatown, Central City, Western Addition, South of Market, the Mission, and Bayview-Hunters Point. In these neighborhoods, specific sites for new recreation facilities have not been identified in advance, and purchases of sites there are automatically in conformity with the plan element and programs document.

A. Hill Areas

In establishing priorities for acquiring these privately owned sites as identified in the plan element and programs document, the following criteria have been followed:

1. Likelihood of development by the owners in the immediate or near future;

2. Local or city-wide support for acquisition;

3. Outstanding natural features of the site such as a view, rock formation, and vegatation;

4. Visibility from surrounding areas, accessibility, and amount of local use; and

5. Known or estimated cost.

With approximately one-quarter of the resources of the Open Space Acquisition and Park Renovation Fund devoted annually to the purchase of hill and other open areas, it is possible that no more than four or five years will be needed to acquire as public open space all such desirable sites.

The recommendations of the Citizens Advisory Committee were reviewed by the General Manager with the long-range view to saving as many of the properties in question as possible, and the short-range goal of protecting those sites imminently threatened by development.

Recommendations:

(1) Fiscal Year 1975-76: (listed in alphabetical order)

(a) Berkeley Way Lots (Diamond Heights/Glen Canyon)
(b) Grandview Park Extension (portion) (Golden Gate Heights)
(c) Kite Hill (Eureka Valley)
(d) Martha Hill (Sunnyside)
(e) Tank Hill (Clarendon Heights/Twin Peaks) (only Lot 21 required for access to the site; see 1976-77 recommendations)

(2) Fiscal Year 1976-77: (listed in alphabetical order)

(a) Billy Goat Hill (Diamond Heights/Upper Noe Valley)
(b) Grandview Park Extension (portion) (Golden Gate Heights)
(c) Lakeview-Ashton Hilltop (Merced Heights)
(d) Tank Hill (remainder) (Clarendon Heights/Twin Peaks)

B. Waterfront

The Citizens Advisory Committee recommended the utilization of funds for improvement of the San Francisco Bay waterfront based on the direct and clear applicability of the following criteria:

Criteria

(1) The outstanding natural qualities that merit retention of property as public open space

(2) The visibility, accessibility and amount of local use

(3) The local and citywide support for acquisition

(4) The regional support for acquisition and development of access to the Bay and usable open space and recreation facilities for the public

Since the immenence of private development is not serious for most of the bayside properties not designated for maritime use, and since the pressing need for open space funds in other parts of the program is recognized, the General Manager recommends generally a limited use of these funds in early years building up to more substantial waterfront allocation in later years.

Priorities

It is recommended, therefore, that none of the open space funds be allocated in the first year to the waterfront.* In the second year, the General Manager recommends the acquisition of the private property in the Warm Water Cove Area to complete this facility. Thus, the overall Warm Water Cove facility can be realized through this second stage. (See page 20 of the Recreation and Open Space Programs, July, 1973.)

The committee was pleased with the cooperative attitude expressed by the Port Director toward the development of increased accessibility to and use of waterfront properties. Particularly, China Basin and India Basin represent outstanding opportunities for attractive park development.

C. Other Open Spaces

The Citizens Advisory Committee received numerous suggestions for acquisition of properties that could not be classified as hilltops, waterfront, or high-need neighborhoods. A special hearing was called to consider these proposals.

Criteria

(1) Local community support
(2) Suitability for recreational development
(3) Inaccessibility of recreational facilities
(4) Prospect of future development

Recommendations

(1) Fiscal Year 1975-76:

(a) none

(2) Fiscal Year 1976-77:

(a) Kelloch-Velasco Block (Visitacion Valley)
(b) Lathrop-Tocoloma Property (Little Hollywood)

Acquisition of the Kelloch-Velasco site is recommended because of its immediate proximity to the high-density Geneva Towers, the concentration of children and youths living therein, and the low-income status of the neighborhood. The General Manager proposes that this site be included in the second year budget when anticipated interest will be known. (This item is contained in the Citizens

* Using a Federal grant, the San Francisco Port Commission is about to develop a small but attractive fishing area at Water Water Cove.

MAJOR EXPENDITURES FOR RECREATION AND PARK IMPROVEMENTS SINCE 1972

High Need Neighborhoods

Advisory Committee's first-year program).

The Lathrop-Tocoloma property is recommended primarily because of its isolation from other municipal services, particularly recreation and park facilities.

Notice is taken of the other presentations for land acquisition made at the public hearing for those neighborhoods not designated as "high-need". These recommendations will be carefully reviewed again in the formulation of future programs.

II. Acquisition and Development of New Facilities in High-Need Neighborhoods Two-Year Estimated Budget: $2,852,000

The Recreation and Open Space Element designates six high-need neighborhoods: Bayview-Hunters Point, Central City, Chinatown, Mission District, South of Market, and Western Addition. Earlier information as to the kinds of recreation facilities most needed in the designated high-need neighborhoods was supplemented by testimony presented at public hearings of the Open Space/Park Renovation Citizens Advisory Committee. The scale of needs perceived at the neighborhood level is quite extensive. It is evident that the high cost of acquiring land in densely built-up neighborhoods and developing new facilities places a heavy demand on the Fund. It is further evident that major recreation facilities such as new parks and/or new recreation buildings cannot be provided in all these neighborhoods in this initial two-year period.

Criteria employed in evaluating the respective needs of the high-need neighborhoods included:

(1) Where do the greatest unmet needs now exist for recreational and open space sites?

(2) What are the areas of greatest population density?

(3) What requirements must be met for relocating existing residence or businesses?

(4) What is planned and funded in the near future?

Priorities

It is necessary to concentrate on a few specific areas each year in order to make a meaningful impact on these neighborhoods, particularly those that seem to have been overlooked in the past. While some areas may not now be slated for acquisition in the first two years, they will be in subsequent years. In the first year, the following acquisitions are recommended:

CHINATOWN: Churchill Alley or comparable space in Chinatown

CENTRAL CITY: A site in the north western portion of Central City for passive park development.

MISSION: Property adjacent to Mission Playground for expansion of Mission Playground.

MISSION: Property at Potrero and Army or another centrally located site in the Mission.

In the second year, acquisition and development is recommended for the following locations:

CHINATOWN: Development of the Churchill Alley site.

CENTRAL CITY: Development of the Central City site.

MISSION: Development of site adjacent to Mission Playground.

SOUTH OF MARKET: Acquisition of a parcel to be determined in the South of Market.

Because of the great interest centering on improvements in the high-need neighborhoods, the General Manager feels it is important to quote the Advisory Committee's rationale:

Chinatown: The high concentration of residents (885.1 per residential acre, ten times that of the San Francisco average), serious overcrowding (26% of the population lives in overcrowded conditions), the scarcity of available lands and soaring land costs severly limit opportunities for recreation and open space development. These conditions are further compounded by Chinatown's being surrounded by concentrated commercial development in the financial district and high-income residential areas such as Nob Hill, Russian Hill, and Telegraph Hill.

The Churchill Alley site is considered a high priority by the Chinese community because of its proximity to the core area. It is accessible to such user groups as school children and elderly. The site is located near several elderly residential hotels, an the elementary school, and social service agencies. Most importantly, it does not displace residents or reduce housing stock. Because the Churchill Alley Property is one of a few remaining large parcels adjacent to the core area of Chinatown, the Committee feels it should be acquired before it is lost as a recreation resource.

Central City: There is a high concentration of apartment units and elderly residents, particularly in the more northerly area of Central City, where no open space exists. The Committee recommends the funding of a new park site in this area.

In that portion of Central City closest to Market Street,

there is the recently completed Hallidie Plaza which on its northern side has provided a popular, albeit small, sitting and sunning area heavily used by senior citizens. A major fountain and plaza is under construction along Market at Fulton Streets. In addition, $75,600 in Community Development Funds is slated to be used to renovate a building for use as a Senior Center and to provide health services at 333 Turk St. (This property was recently purchased by the Department of Public Health for $178,000).

The Committee has taken note of the request made for a new park in the vicinity of Golden Gate and Jones and will consider carefully this area in preparing future programs for acquiring and developing a new park in Central City.

Mission District: The Inner Mission is second only to Chinatown in terms of population density with 153 residents per acre, almost twice the San Francisco average of 78.5 residents per acre. In 1970, 13.7% of Mission housing units were "overcrowded", and 22% of its residents were below the "poverty level". Of its population of 51,870, 13,847 were under 21. The Inner Mission has .4% or 13.92 acres of San Francisco's 3,452 acres of public parks, with 7% of the San Francisco population living on 3% of the land.

Existing recreational and open space facilities are heavily and constantly used and the need for additional sites exists. Two are presently and potentially available in the "Jet" site, for needed expansion of Mission Playground, and the Knudsen Property, across from centrally located Rolph Playground. Both sites have wide community support.

South of Market: The South of Market Area's need for a large open space to accomodate groups of people for activities such as baseball, football, and soccer as well as facilities to accomodate the very young and the elderly is well documented. Permanent playground equipment needs to be provided. Space for a community garden should be included. The growth patterns of the community indicate the possible need for further development, including a public swimming pool and other recreational facilities.

The following criteria should be used in choosing such a park space:

1. Absence of residential concentration on the actual site.

2. Relative proximity to residential concentrations in the area.

3. Reasonably large land area (3-4 acres).

Until 1953 the South of Market had two large parks, Father Crowley Playground and Columbia Square. Father Crowley Playground was used for construction of the Central Freeway and the Hall of Justice. The electorate transferred Columbia Square to the Board of Education.

Bayview-Hunters Point

The Committee is not recommending in this report the acquisition or development of any new parks or recreation facilities in the Bayview-Hunters Point District. The rationale for this decision rests partially on the policy previously enunciated that high-need funds be utilized in such magnitude as to effectuate a significant impact on the neighborhood, and partially on an analysis of funds for the improvement of this district since preparation of the plan in 1972 and its adoption in 1973.

Significant progress has been made in Bayview-Hunters Point in the past few years. Noteworthy examples include the creation of a new State park at Candlestick Cove and the appropriation of $10,000,000 for land acquisition now proceeding; completion of the Palou-Jennings Playground ($168,000) and the Ridgetop Plaza ($150,000) within the Hunters Point Redevelopment Project. Site work is now complete for a large park containing athletic fields, the Galvez Playground whose Phase 1 budget is $579,000. In addition, bids will be awarded shortly to enclose the Martin Luther King Pool at Bay View Playground ($600,000 est.), and an additional $70,000 of renovation work and new apparatus has been installed at this facility. Approximately $250,000 has been expended on the renovation of the Joseph Lee Recreation Center and another $90,000 has been allocated from the Community Development Program for further improvements.

The Community Development Program also contains $190,000 to renovate the Hunters Point Gym and Milton Meyer Recreation Center. The reconstruction of the South San Francisco Opera House will provide two small urban plazas. The City is committed to developing another project in Ridgetop Park within the Redevelopment area ($640,000 est.). Finally, it is noted that the Port of San Francisco is about to commence development of Warm Water Cove as a recreational site and a further expansion of this facility is recommended elsewhere in this report.

Western Addition

The Committee is not recommending the acquisition of any new properties within the Western Addition for reasons similar to those stated for the Bayview-Hunters Point area. The new Koshland Park will be constructed this spring at Page and

Buchanan Streets at an estimated cost of $500,000. The Redevelopment Agency, within Project Area A-2, has completed the innovative Buchanan Street Mall ($470,000) and has developed five permanent mini-parks ($284,000). An appropriation of $130,000 has been recommended in the 1975 Community Development Program for development of a children's play area and basketball courts in the Golden Gate Park Panhandle. The renovation recommendations contained elsewhere in this report call for substantial expenditures to upgrade Hayes Valley Playground; Hamilton Playground, Pool and Recreation Center; and Margaret S. Hayward Playground. The combination of these completed projects, existing improvement appropriations, and the Committee recommendations will contribute materially to the improvement of the Western Addition.

This analysis appears sound and is endorsed. Your attention is directed to the recommended second-year development of the property adjacent to Mission Playground. The General Manager feels this is vital and adds this to the recommendations accepted from the Advisory Committee.

III. Renovation
Two-Year Estimated Budget: $1,268,000

The Recreation and Park Department administers more than 150 existing recreation facilities in the city. A number of these, such as Golden Gate Park, McLaren Park, and Union Square, serve primarily citywide needs, as contrasted with neighborhood needs. During at least the first years of the Open Space Acquisition and Park Renovation Program, renovation activities will be concentrated on neighborhood-oriented facilities. It should be noted that the 1975 and 1976 Community Development Programs contain allocations for renovating existing recreation facilities, in the amounts of $683,500 and $639,000, respectively. These amounts, according to the City Attorney, may count as matching funds for the 15 percent of the renovation portion of the Open Space Acquisition and Park Renovation Fund. As stated previously, the appendix contains a listing of major expenditures or appropriations for park and recreation improvements since formulation of the Recreation and Open Space Element and its adoption.

Criteria for Project Priorities

The following considerations contributed to setting of priorities for the much-needed renovation projects:

(1) existence of a safety or health hazard;
(2) attendance at or use of a facility;
(3) length of time since improvements were last made;
(4) extent to which renovation would increase usability;
(5) need for repair, of damage (intentional and accidental);
(6) aesthetic enhancement; and
(7) balance of renovation efforts throughout the city.

The following projects listed in alphabetical order are recommended:

(1) Fiscal Year 1975-76:

		Preliminary Cost Est.
(a)	CAMPBELL-RUTLAND MINI-PARK	$8,000
	(Install Benches and make other improvements)	
(b)	FUNSTON PLAYGROUND	$100,000
	(Improve children's play area)	
(c)	GLEN PARK PLAYGROUND	$200,000
	(Renovate Recreation Center, field rehabilitation, tennis court lighting, misc. improvements)	
(d)	HAYES VALLEY PLAYGROUND	$80,000
	(Rehabilitate children's play area, resurface basketball court, paint building)	
(e)	HELEN WILLS PLAYGROUND	$100,000
	(Renovate facility including improved children's play area and space for elderly)	
(f)	NOE VALLEY TENNIS COURTS	$100,000
	(Renovate entire area, with special consideration being given to design presented by Friends of Noe Valley at public hearing on November 5.)	
(g)	PORTSMOUTH SQUARE	$15,000
	((Install additional benches and shelters for elderly.)	
(h)	UPPER NOE VALLEY PLAYGROUND	$40,000
	(Rehabilitate children's play area)	
(i)	VISITACION VALLEY PLAYGROUND	$15,000
	(Extend height of existing fence along Cora Street.)	
	Est. Total Fiscal Year 1975-76	$658,000

(2) Fiscal Year 1976-77:

(a)	APTOS PLAYGROUND	$15,000
	(Renovation)	
(b)	HAMILTON PLAYGROUND	$100,000
	(Renovate children's play area, kitchen and toilets, and other improve-improvements)	
(c)	HAYWARD, MARGARET S. PLAYGROUND	$100,000
	(Renovate children's olay area, and miscellaneous work)	
(d)	HERZ PLAYGROUND - COFFMAN POOL	$50,000
	(Rehabilitate screens, and miscellaneous work)	
(e)	HOLLY PARK	$40,000
	(Renovation of children's play area)	
(f)	ROCHAMBEAU PLAYGROUND	$80,000
	(Renovation of children's play area, and miscellaneous work)	
(g)	STERN GROVE	$50,000
	(Renovation of children's play area)	
(h)	WEST SUNSET PLAYGROUND	$75,000
	(Renovation of children's play area)	
	CONTINGENCIES	$100,000
	Est. Total Fiscal Year 1976-77	$610,000

The General Manager and the Citizens Advisory Committee are aware of the need for renovation at Duboce Park, and appreciate the concerns of the neighborhood as expressed at the public hearing. A grant in the amount of $20,000 is being recommended in the 1976 Community Development Program for the preparation of plans for the rehabilitation of this facility. Following the preparation and approval of the plans, it is hoped that the same source will provide additional funds for the implementation of the development of the project. Otherwise, careful consideration will be given to the community's request.

IV. Administration

It is estimated that the administrative costs incurred by the implementation of the Fund will be approximately $80,000 for this initial two-year period.

CONCLUSION

The recommendations contained in this report reflect the best cost estimates now available. It should be noted, however, that these are preliminary. Especially as they affect land acquisition, they are believed to be conservative. The aggregate sums cited in this report should be viewed as approximations subject to careful refinement during land acquisition procedures, and the preparation of development or renovation plans. The total that they add up to is slightly more than the projections of revenue as provided by the Controller.

However, it is stressed that these Fund estimates do not contain the interest which will accrue on the Fund during the next two years nor do they reflect any increases in the aggregate assessment value of real property in San Francisco for fiscal year 1976-77. It is expected that the unbroken rise in the City's total assessments in recent years will probably continue thereby increasing the Fund during its second year. In the event funds should prove insufficient to finance the entire two-year program herein recommended, any remaining items will receive the highest priority in fiscal year 1977-78.

I would again like to thank the Citizens Advisory Committee and the Department of City Planning, Mr. Dean Macris, Director, Mr. George Williams, Assistant Director, and particularly, Mr. Sidney Shaw, who has attended every meeting of the Citizens Advisory Committee and is a major contributor to the report. I would also like to thank my Executive Assistant, Mr. Thomas Malloy, both the Superintendent of Parks, Mr. Carl Poch, and the Superintendent of Recreation, Mr. Joseph Misuraca, and their staffs, and Mr. Timothy Lillyquist, all of whom have contributed importantly to this report and the process which produced it.

As noted in the letter of transmittal to the Joint Commissions, it is the General Manager's belief that this program represents an important and substantial beginning. Over the next 15 years the Open Space and Park Renovation Fund will become perhaps the key element in assuring that San Francisco will have an up-to-date, vital, and responsive recreation and park system.

APPENDIX

MAJOR IMPROVEMENTS - RECREATION AND PARK FACILITIES

The following compilation reflects major expenditures made or appropriations obtained for the improvement of recreation and park facilities since fiscal year 1972-73. This date was selected since the Improvement Plan for Recreation and Open Space was the subject of several public hearings beginning in late 1972 and was adopted in early 1973. These figures do not reflect routine maintenance and repairs.

A. HIGH-NEED NEIGHBORHOODS - $6,061,800 (excludes State $10,000,000)

1. Bayview-Hunters Point

a.	Palou-Jennings - New Park - 1972	$ 168,000
b.	Milton Meyer - Play Apparatus - 1972	10,000
c.	Ridgetop Plaza - Development - 1973	150,000
d.	Gilman Playground - Renovation - 1973	16,000
e.	Milton Meyer - Renovation	190,000
	Repairs - 1973	32,000
f.	Gilman Playground - Repairs - 1974	33,000
g.	Bay View Playground - Play Apparatus and Irrigation System - 1974	70,000
h.	Joseph Lee Playground - Rehabilitation - 1975	250,000
i.	Martin Luther King Pool, Bay View Playground - 1976	600,000
j.	South San Francisco Opera House - Two Plazas	100,000
k.	Joseph Lee - New Play Area & Misc.	90,000
l.	Galvez Playground - New Park, Phase 1	579,000
m.	Ridgetop Park - New Park	640,000
TOTAL	. . . . .	$2,928,000
n.	State of California - New Park - Candlestick Cove Area	$10,000,000

NOTE: Tabulation for Bayview-Hunters Point does not reflect any expenditures made for improvements to Candlestick Park

2. Central City -0-

3. Chinatown

a.	Hyde St. Minipark - Acquisition & Development - 1973	$ 132,600
b.	Minipark - West end of Broadway Tunnel - Development-1973	35,000
c.	Washington Square - Irrigation System - 1973	20,000
d.	Chinese Recreation Center - Rehabilitation - 1973	33,000
e.	Chinese Playground - New Play Apparatus - 1974	82,000
f.	Chinese Recreation Center - Play Apparatus - 1975	19,500
g.	Minipark - East End of Broadway Tunnel - 1975	26,000
h.	Chinese Playground - Phase 2 Improvements-Ready for Bid	229,000
i.	Chinese Recreation Center - Play Apparatus	25,000
j.	Chinese Playground - Lighting	34,500
TOTAL	. . . . .	$ 626,600

HIGH-NEED NEIGHBORHOODS (Continued)

4. Mission district

a.	Rolph Playground - Lighting Rehab. - 1972	$ 15,000
b.	Garfield Square - Play Apparatus - 1972	45,000
c.	24th St. Minipark - Acquisition and Development-1972	82,300
d.	Mission Playground - Play Apparatus,Landscapint-1974	96,000
e.	Mission Playground - Floodlight Rehabilitation - 1974	26,200
f.	Mission Playground - Pool Rehab. - 1975	127,000
g.	Rolph Playground - Childrens Play Apparatus - 1975	20,200
h.	Folsom Playground - do - 1975	58,000
i.	Franklin Square - Renovation - 1975	79,000
j.	Precita Park - Renovation - Ready for Bid	115,000
k.	Garfield Square - Improvements to Pool and Recreation Building	38,000
l.	Garfield Square - Protective Lighting	12,000
m.	Rolph Playground - Renovation - New Recreation Bldg.	212,500
n.	Folsom Playground - Renovation	30,000
TOTAL		$ 956,200

5. South of Market -0-

6. Western Addition

a.	Margaret Hayward Playground - Lighting Rehab. - 1973	$ 40,000
b.	Panhandle - Irrigation System - 1974	80,000
c.	Buchanan St. Mall - 1974	470,000
d.	Miniparks (WA-2 -5 sites0 - 1975	284,000
e.	Buena Vista Park - Childrens Play Apparatus - 1975	27,000
f.	Koshland Park (gift) Acquisition and Dev. - 1975	500,000
g.	Panhandle-Childrens Play Area	130,000
h.	Duboce Park - Planning	20,000
TOTAL		$ 1,551,000

B. OTHER NEIGHBORHOODS - $1,584,000

1. Marina

a.	Funston Playground - Floodlighting - 1974	$ 84,000
b.	Gas House Cove - Landscaping Rehab. - 1975	125,000
TOTAL		$ 209,000

2. Richmond

a.	Argonne Playground - Building Rehab. - 1973	$ 6,000
b.	Richmond Playground - Building Rehab. - 1973	6,000
TOTAL		$ 12,000

OTHER NEIGHBORHOODS (Continued)

3. Sunset

a.	Pinelake Park-West End - Childrens Play Apparatus-1972	$ 10,000
b.	Sigmund Stern Grove - Lighting - 1975/76	100,000
	TOTAL	$ 110,000

4. Outer Mission

a.	Crocker-Amazon - Lighting - 1975	$ 78,000
b.	St. Mary's Playground - Lighting - 1975	17,000
c.	Bernal Recreation Center - Lighting - 1975	17,000
d.	Holly Park - Lighting - 1975	17,000
e.	Cayuga Playground - Lighting - 1975	17,000
f.	McLaren Park - Lighting - 1976	30,000
g.	Bernal Recreation Center - Play Apparatus	30,000
h.	Bernal Recreation Center - Building Rehab.	30,000
i.	Cayuga Playground - Building Expansion	70,000
j.	Crocker-Amazon Rec. Center - Play Apparatus	30,000
k.	Alice Chalmers Playground - Lighting - 1975	17,000
l.	Ocean View Playground - Play Apparatus - 1975	20,000
	TOTAL	$ 373,000

5. Potrero Hill

a.	Potrero Hill Recreation Center - Protective Lighting 1974	$ 20,000
b.	Jackson Playground - Play Apparatus Lighting - 1975	170,000
c.	Potrero Hill Recreation Center - Building Rehab.	90,000
d.	McKinley Square - Play Apparatus	45,000
	TOTAL	$ 325,000

6. Visitacion Valley

a.	Herz Playground - Lighting - 1973	$ 16,000
b.	Visitacion Valley Playground - Building Rehab. - Play Apparatus - 1973-1975	90,000
	(NOTE: Small amounts used from this source for improvements to Herz Playground and leased Little Hollywood site)	
c.	Little Hollywood - Park Play Apparatus	25,000
	TOTAL	$ 131,000

7. Portola

a.	Silver Terrace Playground - Lighting-1975	$ 17,000
b.	Portola Playground - Building Rehab.	70,000
	TOTAL	$ 87,000

OTHER NEIGHBORHOODS (Continued)

8. Diamond Heights - Glen Park - Noe Valley

a.	Upper Noe Valley Playground - Lighting - 1975	$ 17,000
b.	Walter A. Haas Playground,,Phase 1 Devel. - 1975	165,000
c.	Walter A. Haas Playground - Additional Land Purchase (gift) - 1975	100,000
d.	Glen Park - Lighting - 1976	55,000
	TOTAL	$ 337,000

These figures do not reflect expenditures for the Zoo, Yacht Harbor, Golden Gate Park, etc. Nor do they show the $616,000 available from State and Federal sources for improvements to John McLaren Park.

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1977-78

GENERAL MANAGER'S REPORT

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

FISCAL YEAR
1977-78

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RECREATION AND PARK DEPARTMENT

IN COOPERATION WITH THE DEPARTMENT OF CITY PLANNING

CITY AND COUNTY OF SAN FRANCISCO

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Recreation and Park Commission

McLAREN LODGE, GOLDEN GATE PARK
SAN FRANCISCO, CALIFORNIA 94117
558-4773

JOHN J. SPRING
General Manager

January 7, 1977

The Honorable Members
City Planning Commission
Recreation and Park Commission
San Francisco, California

Dear Commissioners:

Transmitted herewith is the second recommended expenditure program from the Open Space Acquisition and Park Renovation Fund. This report covers the fiscal year 1977-78.

Since passage of Proposition J in November, 1974, a great deal of effort has been expended in the development of implementation procedures and the solicitation of citizen input. Particular thanks is due to the Director of City Planning, the Director of Property, the City Attorney, the Director of Public Works and the Controller, together with their respective staffs, as well as members of the Recreation and Park Department staff, for this collaborative effort. Especially significant has been the role of the Citizens Open Space Advisory Committee. The Committee has been both diligent and perceptive. The five public hearings conducted by the Committee have produced not only a widely based citizen response but also the framework for the recommendations contained herein.

This report, in my judgement, reflects a worthwhile endeavor in the continuing fifteen-year program. It is with pride that we continue this adventure together. It is with anticipation that we look forward to its long-range benefits.

Very truly yours,

JOHN J. SPRING
GENERAL MANAGER

FOREWORD

The acquiring of open space for future recreational and park uses in a large municipality is a relatively innovative concept. San Francisco is fortunate in being the first city in the Nation to have an open space program. In November, 1974, the voters passed Proposition J which established a program for acquiring open space, developing new parks and recreational facilities, and renovating existing properties under the jurisdiction of the Recreation and Park Department.

One of the salient features of the implementation process was the creation of a Citizens Advisory Committee, consisting of twenty-three members, who are appointed by the Board of Supervisors. The function of the Committee is to assist and advise the General Manager of the Recreation and Park Department and the Director of City Planning in establishing priorities for projects eligible for inclusion in the open space program. To this end, the Committee has been instrumental in providing sound recommendations for developing better recreational facilities and parks in the City.

In the first two years of the program, considerable progress has been made. The Recreation and Park Commission, with guidance from the Open Space Committee, has ambitiously undertaken the acquisition of fifteen parcels of property for open space projects and seventeen renovations projects. Neighborhood interest in the open space program has continued to increase as the program has developed.

Besides providing additional leisure services for the citizens of the City, the open space program has the unique advantage of increasing property values in areas where additional recreational/park facilities have been provided. Documentation can be seen in New York City after the building of Central Park in the 1850's. Here, property doubled in value that was located near the park. The American Institute of Planners has documented that this trend has continued to the present.

Perhaps in summary, reference to the importance of the open space program can be brought into perspective by citing from the Kerner report on Civil Disorders. In the report, lack of adequate recreational facilities was fifth in a list of twenty services needed to provide a quality life for citizens in large urban cities. Thus, the open space program, as a personification of recreational values, is an essential part of services provided to the community.

GENERAL MANAGER'S REPORT ON THE OPEN SPACE ACQUISITION AND PARK RENOVATION FUND FOR FISCAL YEAR 1977-78

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SUMMARY OF PROGRAM RECOMMENDATIONS FOR FISCAL YEAR 1977-78

The sums cited in this report are approximations which will be refined during land acquisition procedures and during preparation of development and renovation plans. The total sum is within the projection of revenue provided by the Controller.

I. Acquisition of Hilltops, Waterfront Areas, and Other Open Spaces - Estimated Budget: $820,000

A. Hilltops

(a) Four lots in Diamond Heights
(b) Duncan and Castro Street Property
(c) Golden Gate Heights Property - 9 lots
(d) Seward Street Park Extension - 1 lot
(e) 1340 Clay Street Property

B. Waterfront

(a) Property at the foot of Columbus Avenue
(b) Four Porta-Parks for Embarcadero

C. Other Open Spaces

(a) Planning and Phase I Development of Kelloch-Velasco Site
(b) Planning and Design of Lathrop-Tocoloma Site DPW
(c) Transfer of property at western boundary of Rickard Street site from Department of Public Works to Recreation and Park Department

II. Acquisition and Development of New Facilities in High-Need Neighborhoods - Estimated Budget: $1,425,000

CHINATOWN: Balance of Churchill Alley site (recommended for purchase in FY 1975-76)

CENTRAL CITY: Acquisition of a park site adjacent to or near the proposed Senior Citizens Center

MISSION: Acquisition of a site for future development of a gymnasium in the central Mission

Acquisition of the mini park site commonly known as "Juri Commons"

Planning, design, demolition at the Knudsen/Blume site

III. Renovation - Estimated Budget: $750,000

(a)	Alamo Square*	$100,000
(b)	Buena Vista Park	100,000
(c)	Douglas Playground	10,000
(d)	Eureka Valley	65,000
(e)	Excelsior Playground*	40,000
(f)	Helen Wills - Phase II	70,000
(g)	Holly Park	75,000
(h)	Julius Kahn	50,000
(i)	Portola Playground*	60,000
(j)	Potrero Hill Playground*	50,000
(k)	Rossi Playground	100,000
	Contingency Reserve	30,000
		$750,000

(*Originally recommended for funding through Community Development Program, but deleted by San Francisco Board of Supervisors.)

IV. Administration and Maintenance: $110,000

INTRODUCTION

I. Role of the Citizens Advisory Committee

Following passage of the Charter Amendment establishing the Open Space Acquisition and Park Renovation Fund, a Citizens Advisory Committee, consisting of twenty-three members was appointed by the San Francisco Board of Supervisors to assist and advise the Recreation and Park Commission and the City Planning Commission and the Board in establishing priorities for projects eligible for inclusion in the Program. Since its first meeting on June 2, 1975, the Committee has actively reviewed neighborhood needs and toured potential sites. The Committee held five public hearings in September and October, 1976, to obtain community input for its recommendations. Notices of these evening hearings were mailed to over 200 community organizations.

To facilitate its decision making process, the Committee established three sub-committees: (1) high-need neighborhoods, (2) waterfront, hilltops and other open spaces, and (3) renovation. Information received at public hearings was supplemented by background data from the Recreation and Park, City Planning, and Real Estate Departments. The full Committee or the appropriate sub-committee visited every site discussed by citizens at the five public hearings.

Again, the General Manager would like to thank the Citizens Advisory Committee, especially the Chairpersons--Diane Hunter and Anne Halsted--for their diligence and dedication.

II. Scope of this Report

Section 6.413 of the Charter of the City and County of San Francisco establishes a program to acquire open space, to develop new park and recreation facilities, and to renovate existing properties under the jurisdiction of the Recreation and Park Department. The program is financed by the Open Space Acquisition and Park Renovation Fund which is supported by an annual ad valorem tax levy of ten cents per $100 of assessed valuation for a period of fifteen years. The Charter requires that the General Manager of the Recreation and Park Department present at a joint annual meeting of the Recreation and Park Commission and the City Planning Commission a report "on the implementation of the Recreation and Open Space Programs,

on expenditures made from the Open Space Acquisition and Park Renovation Fund, ... on properties developed in the preceding year for recreation uses, (and on) general recommendations of further lands for acquisition, improvement or development."

The Charter states that purchase of property must be consistent with the Recreation and Open Space Element of the Comprehensive Plan and the Recreation and Open Space Program Document. Hilltops, hillsides, and other open spaces are specifically identified on maps in these documents. Acquisition of such sites must comply with this document. Sites not shown in these documents cannot be acquired under the Program unless the Plan Element and Programs Document are amended to include them.

The recommendations of this report reflect a commitment of the Department to evaluate the needs of the various neighborhoods. The General Manager and the Committee have attempted to give consideration for acquisition and renovation projects to those neighborhoods which have had representatives appear at the public hearings. In addition, the General Manager with assistance from the Committee intends to monitor, as he has done in the first years of the Program, the implementation of the Program and to insure community participation in the planning and development phases of the development of parcels acquired or to be renovated.

The report contains specific recommendations for expenditure of funds for acquisition of hilltops, waterfront areas and other open spaces, acquisition and development of new facilities in high-need neighborhoods, and renovation of existing facilities. The report also explains the rationale and criteria that shaped the recommendations.

Specific recommendations for the 1977-78 Program are identified with a double asterisk in the left-hand margin(**).

III. Amount of Money Available for 1977-78 Fiscal Year

The City Controller anticipates the money to be available in the Fund for the Program's third year to be slightly in excess of $3,000,000. Income not spent by the end of each fiscal year remains in the Fund and is carried forward to the next fiscal year. Monies may be used only for the purposes for which they originally were designated. Interest accrued by the Fund is deposited in the Fund. The interest is not reflected in the Controller's estimate.

IV. Funding Rationale and Strategy

Apart from the renovation recommendations, the General Manager recommends to the Joint Commissions that in the first years of the program the best strategy for expenditure of funds is the purchase of as many as possible of the properties specifically recommended for acquisition in the Recreation and Open Space Element or consistent with the Plan's objectives. This is both allowable under the terms of the Charter and mandated by escalating real property costs in San Francisco.

Allocation of Funds by Expenditure Category

Proposition J set up expenditure categories and established limitations on how much of the Open Space Acquisition and Park Renovation Fund may be spent in each category. The following table shows this.

	ALLOWABLE PROPORTION OF THE FUND			
	15%	10%	Not LESS than 37-1/2%	Not MORE than 37-1/2%
AUTHORIZED EXPENDITURE CATEGORY	Renovation of existing park and recreation facilities--WITH MATCHING FUNDS GIVEN TO THE CITY.	Renovation of existing park and recreation facilities--WITHOUT MATCHING FUNDS.	Acquisition of real property, with at least half the money to be spent in or adjacent to high-need neighborhoods.	Development and maintenance of newly acquired properties; administration of the und.

Some flexibility in allocating expenditures exists within the major categories and between one category and another, especially,

1. Between acquisition in or adjacent to high-need neighborhoods, and acquisition of hilltops and other open spaces and waterfront areas.

2. Between acquisition and development/maintenance administration.

In allocating monies to the specified categories consideration was given to the prospect that many privately owned sites now in open space might be lost if they are not acquired soon. In high-need neighborhoods such opportunities to acquire open sites rarely exist. Therefore it is likely that improved properties may have to be acquired, and that while the threat of development may be irrelevant in high-need areas, the threat of spiraling land costs is not. In future years, properties acquired, especially in high-need areas, will require increased development and maintenance monies from the Fund.

It is recommended that at least in the first few years of the program appropriations follow the following general guidelines: 25 percent for renovation of existing recreation and park facilities; 25 percent to be allocated for acquisition of hilltops, other open spaces and waterfront areas; 45 percent for acquisition and development of property in high-need neighborhoods, and 5 percent for administration and maintenance. It should be understood that in future years the Program will increase its budget for maintenance of properties acquired under the Program.

PROGRAM CRITERIA, RECOMMENDATIONS, AND RATIONALE

The criteria used in the selection of sites in high-need neighborhoods were different from those used in the selection of waterfront, hilltop, and other sites and those used in the selection of renovation sites.

I. Acquisition of Hilltops, Waterfront Areas, and Other Open Spaces - Estimated Budget: $820,000

A. Hilltops

In establishing priorities for acquiring these privately owned sites as identified in the Plan Element and Programs Document, the following criteria have been followed:

1. Likelihood of development in the immediate or near future;

2. Local or city-wide support for acquisition;

3. Outstanding natural features of the site such as a view, rock formation, or vegetation;

4. Visibility from surrounding areas, accessibility, and amount of local use; and

5. Known or estimated cost.

With approximately one-quarter of the resources of the Open Space Acquisition and Park Renovation Fund devoted annually to the purchase of hilltops and other open areas, it is possible that no more than four or five years will be needed to acquire as public open space all such desirable sites.

The recommendations of the General Manager were developed with the long-range view to saving as many of the properties in question as possible, and the short-range goal of protecting those sites imminently threatened by development.

RECOMMENDATIONS: (alphabetically listed)

**(a) Four lots in Diamond Heights (Block 7523, lot 102; Block 7536, lot 18; Block 7543, lots 25,26,27,28,32; Block 7533, Lot 101)

**(b) Duncan and Castro Streets property (Block 6590, Lots 24-29)

**(c) Golden Gate Heights property - 9 lots (Block 1928B, lots 13-21)

**(d) Seward Street Park Extension (Block 2714, lot 8)

**(e) 1340 Clay Street property (Block 215, lot 3)

B. Waterfront

The General Manager recommends the utilization of funds for improvement of the San Francisco Bay Waterfront based on the direct and clear applicability of the following criteria:

Criteria:

(1) The outstanding natural qualities that merit retention of property as public open space;

(2) The visibility, accessibility and amount of local use;

(3) The local and city-wide support for acquisition;

(4) The opportunity to utilize on a short term basis for public recreation Port properties that ultimately will be used for maritime related purposes.

RECOMMENDATIONS: (alphabetically listed)

**(a) Property at the foot of Columbus Avenue (listed in the Open Space Plan as Columbia Square, but commonly known as"Joseph Conrad Square." (Block 24, lot 1)

**(b) Four Porta-Parks (consisting of benches, trees in pots, landscape materials, and trash containers to be placed at selected locations along the Embarcadero. These "parks" can be transferred to other locations as required.)

C. Other Open Spaces

A number of suggestions were received for acquisition of properties that could not be classified as hilltops, waterfront, or high-need neighborhoods.

Criteria:

(1) Local community support;

(2) Suitability for recreational development;

(3) Inaccessibility of existing recreational facilities near recommended new acquisitions;

(4) Prospect of future development.

RECOMMENDATIONS: (alphabetically listed)

** (a) Planning and Phase I Development of Kelloch-Velasco site (acquired from 1976-77 budget) in Visitacion Valley.

** (b) Planning and design of Lathrop-Tocoloma site in Little Hollywood (to be acquired from 1976-77 funds) if sufficient funds available.

** (c) Acquisition of a portion of the Rickard Street property in the Portola district.

The General Manager, in concurrence with the Committee's recommendation, determined that there was a need to provide a recreational facility in the area of the Rickard Street property. A recommendation is made that Boylston Street, along the Western boundary of the property, be transferred at no cost from the Department of Public Works to the Recreation and Park Department. This site is approximately 75 feet by 79 feet and should be adequate for the development of a basketball court and children's play apparatus as requested by the neighborhood. The General Manager will recommend funding of this development in a subsequent year or, if possible, in a supplemental appropriation from current unspent interest.

The General Manager believed that the needs of the neighborhood could be adequately met in this smaller but more intensely developed site at the same location as proposed.

II. Acquisition and Development of New Facilities in High-Need Neighborhoods - Estimated Budget: $1,425,000

The Recreation and Open Space Element designates six high-need neighborhoods: Bayview-Hunters Point, Central City, Chinatown, Mission District, South of Market, and Western Addition. Earlier information as to the kinds of recreation facilities most needed in the designated high-need neighborhoods was supplemented by testimony presented at public hearings of the Open Space/Park Renovation Citizens Advisory Committee. The scale of needs perceived at the neighborhood level is quite extensive. It is evident that the high cost of acquiring land in densely built-up neighborhoods and developing new facilities places a heavy demand on the Fund. It is further evident that major recreation facilities such as new parks and/or new recreation buildings cannot be provided in every one of these neighborhoods in the initial phases of the program.

Criteria:

Criteria employed in evaluating the respective needs of the high-need neighborhoods included:

(1) Where are the greatest ummet needs for recreational and open space sites?

(2) What are the areas of greatest population density?

(3) What requirements must be met for relocating existing residence or businesses?

(4) What has been planned and funded in the past and for the near future?

RECOMMENDATIONS:

It is necessary to concentrate on a few specific areas each year in order to make meaningful impact on these neighborhoods, particularly those that seem to have been overlooked in the past. While some areas may not now be slated for acquisition in the initial phases of the program, they will be in subsequent years. This year, the following acquisitions are recommended:

**CHINATOWN: Funds to pay for the balance of the Churchill Alley site which was recommended for purchase in the fiscal year, 1975-76.

**CENTRAL CITY: Acquisition of a park site in the Central City (Tenderloin), adjacent to or near the Senior Citizen's facility proposed near Golden Gate and Jones.

**MISSION: Acquisition of a site for future development of a gymnasium in the Central Mission.

Acquisition of the mini park site commonly known as "Juri Commons".

Planning, design, demolition on the Knudsen/Blume site. Because of the importance of developing this site, the General Manager will ask that additional funds be applied to this project from the accured interest account.

Because of the great interest centering on improvements in the high-need neighborhoods, the General Manager believes it is important to quote the Advisory Committee's rationale:

Chinatown: The high concentration of residents (885.1 per residential acre: ten times the San Francisco average), serious overcrowding (26% of the population lives in overcrowded conditions), scarcity of available lands and soaring land costs severly limit opportunities for recreation and open space development. These conditions are further compounded by Chinatown being surrounded by concentrated commercial development in the financial district.

The Churchill Alley site was considered a high priority by the Chinese community because of its proximity to the core area and was recommended for acquisition in the 1975-76 fund. It is accessible to such user groups as school children and the elderly. The site is located near several elderly residential hotels, an elementary school, and social service agencies. Most importantly, it does not displace residents or reduce housing stock. This site was recommended for park acquisition in the H.U.D. financed study of Housing and Recreation Needs in Chinatown.

Because of soaring land costs in the Chinatown area, it appears that funds, in addition to those budgeted for FY 1975-76, will be required to complete this acquisition.

The Committee recommends delaying consideration of the two proposed lots in Chinatown near Hyde and Washington Streets until next year. This recommendation is based on consideration of the apparent lack of threat of development to the sites and the large expenditure of funds which will have to be made to acquire the Churchill Alley site.

Central City: Central City has long been neglected with regard to the acquisition and development of parks and open space. This area of the city has a high concentration of apartment units and elderly residents. Last year the Committee recommended acquisition of a mini park site in the northerly area. The Committee recommends the funding of an additional park site as proposed by the community to be adjacent to the proposed senior citizens'/multi-purpose community facility near Golden Gate Avenue and Jones Street.

The Committee has noted the need for a recreational center in the "Tenderloin" area. Because of the lack of recreation/park facilities in this neighborhood, the Committee recommends funds for this acquisition.

Mission District: The inner Mission is second only to Chinatown in population density with 153 residents per acre, almost twice the San Francisco average of 78.5 residents per acre. In 1970, 13.7% of Mission housing units were "overcrowded", and 22% of its residents were below the "poverty" level". Of its population of 51,870, 13,847 were under 21. The Inner Mission has .4% or 13.92 acres of San Francisco's 3452 acres of public parks, with 7% of the San Francisco population living on 3% of the land.

After careful review and consideration, the Committee recommended as a priority, the allocation of funds for the purchase of a site for development of a gymnasium in the Central Mission, as recommended in the City's Plan for Recreation and Open Space. At present, there is not a gymnasium in the Mission District.

The Committee's rationale for not recommending sites South of Market, in Bayview-Hunter Point or in the Western Addition is as follows:

South of Market: In its FY 1976-77 recommendations, the Committee recommended substantial funds for acquisition of land for a playground in this area. This site should begin to satisfy the area's need for large open space for groups of people for activities such as baseball, football and soccer, as well as facilities for the very young and elderly. This facility is not to be confused with any city-wide park that may be constructed as a part of redesigned Yerba Buena Center. The community does not see this latter development, if built, serving them.

Bayview-Hunters Point: The Committee is not recommending in this report the acquisition or development of any new parks or recreation facilities in the Bayview-Hunters Point district. The rationale for this decision rests partially on the policy previously enunciated that high-need funds be utilized in such magnitude as to effectuate a significant impact on the neighborhood and partially on an analysis of funds for the improvement of this district since preparation of the Plan in 1972 and its adoption in 1973.

Significant progress has been made in Bayview-Hunters Point in the past few years. Noteworthy examples include the designation of a new State Park at Candlestick Cove and the appropriation of $10,000,000 for land acquisition now proceeding; completion of the Palou-Jennings Playground ($168,000) and the Ridgetop Plaza ($150,000) within the Hunters Point Redevelopment Project. Construction is in process for the Galvez Playground which will contain a large park with athletic fields. The cost of the project, including land, is $755,000 for Phase I and will be completed by March, 1977.

In addition the enclosure of the Martin Luther King Pool is near completion at Bay View Playground ($650,000), and an additional $70,000 of renovation work and new apparatus has been installed at this facility.

Approximately $250,000 has been expended on the renovation of the Joseph Lee Recreation Center and another $90,000 has been allocated from the Community Development Program for further improvements.

The Community Development Program also contained $190,000 for FY 1976-77 to renovate the Hunters Point Gym and Milton Meyer Recreation Center. The reconstruction of the South San Francisco Opera House provides two small urban plazas. The City is committed to developing another project in Ridgetop Park within the Redevelopment area ($650,000 est.).

The Southeast Waste Water Treatment facility when constructed is required to provide several acres for recreation/park joint use. Finally it is noted that the Port of San Francisco is commencing development of Warm Water Cove as a recreational site, and in fiscal year 1976-77 the Committee recommended acquisition in this area.

Western Addition: The Committee is not recommending the acquisition of any new properties within the Western Addition for reasons similar to those stated for the Bayview-Hunters Point area. Construction on the new Koshland Park was started last year at an estimated cost of $200,000. The Redevelopment Agency, within Project area A-2, has completed the innovative Buchanan Street Mall ($470,000) and has developed five permanent mini-parks ($284,000). An appropriation of $130,000 was included in the 1976 Community Development Program for development of a children's play area and basketball courts in the Golden Gate Park Panhandle. Duboce Park improvements are being planned currently using Community Development Funds. Last year the Committee recommended substantial expenditures for renovation of facilities in the Western Addition. Elsewhere in this report the Committee recommends a major rehabilitation of Alamo Square. The combination of these projects, existing improvement appropriations, and past Committee recommendations will contribute materially to improvement of the Western Addition.

Although the community requested a gymnasium facility in the Western Addition, there seems to be an unfulfilled commitment on the part of the Redevelopment Agency to provide such a facility. Ways to assist the community in their attempt to secure such a facility through the proper agency will be explored by the Committee members with community leaders in the next year. The availability of the Muni Station at Turk and Fillmore Streets will be explored also.

III. Renovation - Estimated Budget: $750,000

The Recreation and Park Department administers more than 150 existing recreation facilities in the city. A number of these, such as Golden Gate Park, McLaren Park, and Union Squqre, serve primarily city-wide needs, as constrasted with neighborhood needs. During at least the first years of the Open Space Acquisition and Park Renovation Program, renovation activities will be concentrated on neighborhood-oriented facilities. It should be noted that the 1977 Community Development Program contains allocations for renovating existing recreation facilities in the amount of $562,000. These amounts, according to the City Attorney, may count as matching funds for the 15 percent of the renovation portion of the Open Space Acquisition and Park Renovation Fund. As stated previously, an attempt has been made to give consideration for renovation projects to those neighborhoods which have had representatives appear at the public hearings. Priorities for funding were then established according to the criteria listed below.

Because Community Development Program funds are most eligible in high need neighborhoods to renovate existing facilities, the bulk of the Open Space renovation funds can be spent in those sections of San Francisco that do not qualify for Federal funding. Thus, these two funding resources offer the Department the opportunity of providing a city-wide renovation strategy.

Criteria:

The following considerations contributed to setting the priorities for the much-needed renovation projects:

(1) existence of a safety or health hazard
(2) intensity of utilization of a facility
(3) length of time since improvements were made
(4) extent to which renovation will increase usability
(5) need for repair of damage (intentional and accidental)
(6) aesthetic enhancement
(7) balance of renovation efforts throughout the city.

RECOMMENDATIONS:

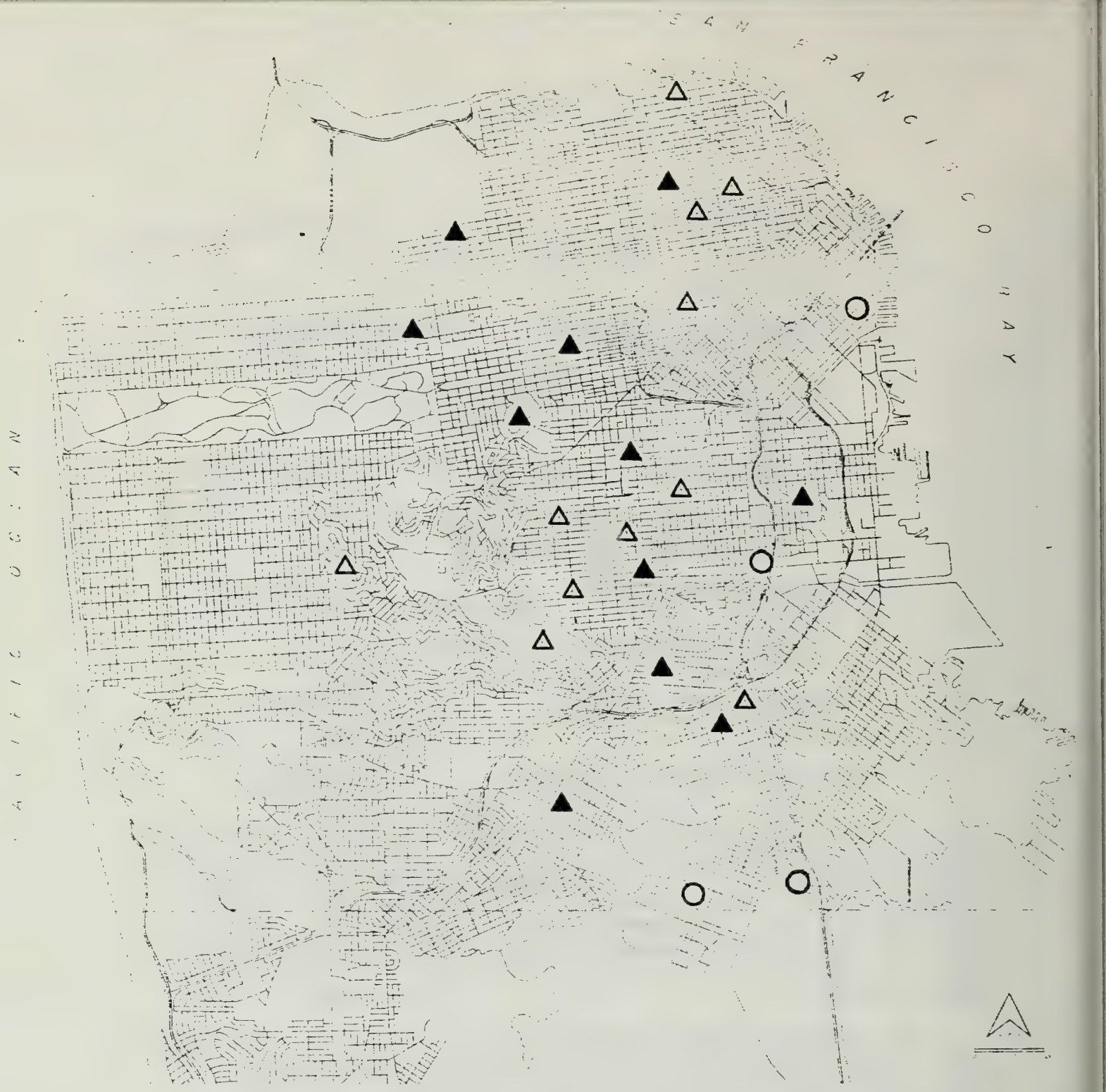
(alphabetically listed)		Preliminary Cost Est.
**(a)	ALAMO SQUARE*	$100,000
	Resurface tennis court, renovate picnic areas, rehabilitate children's play area.	
**(b)	BUENA VISTA PARK	100,000
	Phase I - design study, erosion control, rehabilitate children's play area, and other improvements.	
**(c)	DOUGLAS PLAYGROUND	10,000
	Install additional benches and trash containers, misc. improvements.	
**(d)	EUREKA VALLEY	65,000
	Install irrigation system for baseball field, rehabilitate children's play area.	
**(e)	EXCELSIOR PLAYGROUND*	40,000
	Rehabilitate children's play area, provide new play apparatus.	
**(f)	HELEN WILLS	70,000
	Phase II - continued renovation of the playground.	
**(g)	HOLLY PARK	75,000
	Install irrigation system for baseball field, resurface basketball and tennis courts, rehabilitate baseball field.	

**(h)	JULIUS KAHN	$ 50,000
	Rehabilitate one children's play area.	
**(i)	PORTOLA PLAYGROUND*	$ 60,000
	Rehabilitate children's play area and improve fences and backstop near baseball field.	
**(j)	POTRERO HILL PLAYGROUND*	$ 50,000
	Rehabilitate playfield, provide bleachers and screening.	
**(k)	ROSSI PLAYGROUND	$100,000
	Rehabilitate children's play area.	
	**CONTINGENCY RESERVE	$ 30,000
	Estimated Total FY 1977-78	$750,000

(*These indicated facilities were originally recommended for renovation funds through the Mayor's 1977 Community Development program. Through subsequent action of the Board of Supervisors, funds for the four facilities were deleted from the Community Development Program. The General Manager believed that there was sufficient need in these neighborhoods to warrant the expenditure of Open Space Funds for renovation.)

The General Manager is aware of the need for renovation at other recreational facilities in the city. Examples are the installation of a new lighting system at the George Christopher Playground and the rehabilitation of the children's play area at the Sunset Recreation Center. Hopefully, in subsequent years there will be sufficient monies available to correct these and other deficiencies.

All requests presented at the public hearings were given careful consideration, and those recreation facilities that were in the greatest state of need received the highest priority for expenditure.



OPEN SPACE ACQUISITION AND PARK RENOVATION PROGRAM - FISCAL YEAR 1977-78

△ ACQUISITION

▲ RENOVATION

○ DEVELOPMENT

IV. Administration and Maintenance

** It is estimated that the administration and maintenance costs incurred by the implementation of the Fund will be approximately $110,000 for the fiscal year 1977-78.

This includes estimated administrative costs, which include salaries, real estate appraisal services, printing, postage, and other expenses: $65,000.

Estimated maintenance costs which include, as needed, the services of gardeners, equipment, material and supplies: $45,000. (This figure is predicated upon sufficient acquisitions that would require maintenance.)

CONCLUSION

The recommendations contained in this report reflect the best cost estimates now available. It should be noted, however, that these are preliminary. Especially as they affect land acquisition, they are believed to be conservative. The aggregate sums cited in this report should be viewed as approximations subject to careful refinement during land acquisition procedures, and the preparation of development or renovation plans. The total that they add up to is within the projections of revenue as provided by the Controller.

However, it is stressed that these Fund estimates do not contain the interest which will accrue on the Fund during the next year nor do they reflect any increases in the aggregate assessment value of real property in San Francisco for the fiscal year 1977-78. It is expected that the unbroken rise in the City's total assessments in recent years will probably continue thereby increasing the Fund during its fourth year. In the event funds should prove insufficient to finance the third year program herein recommended, any remaining items will receive the highest priority in fiscal year 1978-79.

I would again like to thank the Citizens Advisory Committee and the Department of City Planning, Mr. Ray Okamoto, Director, Mr. George Williams, Assistant Director, also Mr. Wallace Wortman, Director of Property, and Mr. Max Babin, Assistant Director of Property. I would also like to thank my Executive Assistant, Mr. Thomas Malloy, both the Superintendent of Parks, Mr. Carl Poch, and the Superintendent of Recreation, Mr. Joseph Misuraca and their staffs, and Martin Greenlaw, Open Space Coordinator, all of whom have contributed importantly to this report and the process which produced it.

As noted in the letter of transmittal to the Joint Commissions, it is the General Manager's belief that this program represents a worthwhile endeavor in providing quality recreation/park facilities to the citizens of San Francisco. Over the next 13 years the Open Space and Park Renovation Fund will become perhaps the key element in assuring that San Francisco will have an up-to-date, vital, and responsive recreation and park system.

PROGRESS REPORT

The Charter requires the General Manager to make a Progress Report of the Open Space Program to date. Some delays were experienced in receiving appropriations. Nevertheless, substantial progress is evident as shown in the following table. Essentially, funding for fiscal years 1975-76 and 1976-77 was made available on or about July 1, 1976.

OPEN SPACE ACQUISITION AND RENOVATION RECOMMENDATIONS FOR FISCAL YEARS 1975-76 and 1976-77

PROGRAM RECOMMENDATIONS

I. Acquisition of Hilltops, Waterfront Areas, and Other Open Spaces Two-Year Estimated Budget: $1,300,000

Waterfront Areas	Status
Warm Water Cove Area (24th St., Shoreline)	To be assigned to a Right of Way Agent in the Real Estate Dept.
Hilltops	
Berkeley Way Lots (Berkeley Way, Glen Canyon)	Process of being closed within a few months.
Grandview Park Extension (Noriega, 14th Ave., 15th Ave.)	Appraisals completed and approved; some offers made on lots.
Kite Hill (19th St., Yukon, Corwin, Grandview Terrace)	Legislation for most of parcel pending before Bd. of Supervisors.
Martha Hill (Boden, Martha Ave.)	Same as for Kite Hill.

Tank Hill (Twin Peaks Blvd., Clarendon Ave., Belgrave Ave)	Appraisal being made by the Real Estate Dept.
Billy Goat Hill (Beacon, Laidley, Castro, 30th St.)	Process of being closed within a few months.
Lakeview - Ashton Hilltop (Lakeview Ave., Ashton Ave Orizaba Ave., Shields)	To be assigned to a Right of Way Agent in the Real Estate Dept.

Other Open Spaces

Kelloch - Velasco Block (Velasco, Schwerin, Kelloch Ave.)	Legislation signed by the Mayor to acquire property.
Lathrop - Tocoloma Property (Lathrop and Tocoloma Ave.)	Lots have been selected for purchase appraisal by Real Estate Department to follow.

II. Acquisition and Development of New Facilities in High-Need Neighborhoods Two-Year Estimated Budget: $2,852,000

High-Need Neighborhoods

Mission

Jet's Drive In (Valencia between 19th and 20th Sts.)	One parcel adjacent to the Drive In (on the South of Drive In property) must be acquired. The main lot, as part of the proc has been acquired.
Knudsen Property (Army, Utah, Potrero Ave., San Bruno Ave.)	Legislation signed by the Mayor to acquire property.

Central City

O'Farrell-Larkin Lot (corner of)	Appraisal being made by the Real Estate Dept.

Chinatown

Churchill Alley (Churchill Alley and Vallejo St.) — Appraisal being made by the Real Estate Dept.

South of Market

Acquisition of a parcel to be determined in the South of Market area.

Bayview-Hunters Point

The Committee did not recommend for acquisition or development any new parks or recreation facilities.

Western Addition

The Committee did not recommend for acquisition or development any new parks or recreation facilities.

III. Renovation
Two-Year Estimated Budget: $1,268,000

Fiscal Year 1975-76

		Preliminary Cost Est.
(a)	CAMPBELL-RUTLAND MINI-PARK	$8,000

(Install Benches and make improvements)

Status: Plans and specifications assigned to Bureau of Engineering staff.

(b) FUNSTON PLAYGROUND $100,000

(Improve children's play area)

Status: Plans and specifications assigned to a consultant outside of D.P.W.

(c) GLEN PARK PLAYGROUND $200,000

(Renovate Recreation Center, field rehabilitation, tennis court lighting, misc. improvements)

Status: Plans and specifications for tennis court lighting assigned to Bureau of Engineering staff. Advertising for work is scheduled for January, 1977.

Plans and specifications for building rehabilitation to be assigned to the Bureau of Architecture.

(d) HAYES VALLEY PLAYGROUND $80,000

(Rehabilitate children's play area, resurface basketball court, paint building)

Status: Plans and specifications assigned to Bureau of Engineering staff. Advertising for work is scheduled for January, 1977.

(e) HELEN WILLS PLAYGROUND $100,000

(Renovate facility including improved children's play area and space for elderly)

Status: Plans and specifications assigned to a consultant, Philip Choy, Architect.

(f) NOE VALLEY TENNIS COURTS $100,000

(Renovate entire area, with special consideration being given to design presented by Friends of Noe Valley at public hearing on November 5, 1975)

Status: Plans and specifications assigned to a consultant, Lanier and Sherrill, Architects and Planners.

(g) PORTSMOUTH SQUARE $15,000

(Install additional benches and shelters for elderly)

Status: Bureau of Engineering staff is working on plans and specifications.

(h) UPPER NOE VALLEY PLAYGROUND $40,000

(Rehabilitate children's play area)

Status: Bureau of Engineering staff is working on plans and specifications.

(i) VISITACION VALLEY PLAYGROUND $15,000

(Extend height of existing fence along Cora Street)

Status: Plans and specifications assigned to Bureau of Engineering staff.

TOTAL $658,000

Fiscal Year 1976-77

(a) APTOS PLAYGROUND $15,000

(Renovation)

Status: Plans and specifications to be assigned to Bureau of Engineering staff.

(b) HAMILTON PLAYGROUND $100,000

(Renovate children's play area, kitchen and toilets, and other improvements)

Status: Plans and specifications to be assigned to Bureau of Engineering staff.

(c) HAYWARD, MARGARET S. PLAYGROUND $100,000

Status: Plans and specifications to be assigned to Bureau of Engineering staff. Advertising tentatively scheduled for February, 1977.

(d) HERZ PLAYGROUND - COFFMAN POOL $50,000

(Rehabilitate screens, and miscellaneous work)

Status: Plans and specifications assigned to Bureau of Architecture. Advertising for work is scheduled tentatively for January, 1977.

(e) HOLLY PARK $40,000

(Renovation of children's play area)

Status: Plans and specifications assigned to Bureau of Engineering staff. Plans are being reviewed by neighborhood groups.

(f) ROCHAMBEAU PLAYGROUND $80,000

(Renovation of children's play area, and miscellaneous work)

Status: Bureau of Engineering staff is working on plans and specifications.

(g) STERN GROVE $50,000

(Renovation of children's play area)

Status: Plans and specifications assigned to Bureau of Engineering staff.

(h) WEST SUNSET PLAYGROUND $75,000

(Renovation of children's play area)

Status: Plans and specifications to be assigned to a consultant December, 1976.

CONTINENCY RESERVE	$100,000
TOTAL	$610,000

APPENDIX I

COMMUNITY DEVELOPMENT PROGRAM TO RENOVATE AND IMPROVE EXISTING RECREATIONAL FACILITIES

Community Development funds are being reserved to supplement the Proposition J Open Space Acquisition and Park Renovation Fund, by providing additional monies for the improvement and renovation of existing recreational areas. In selecting projects for renovation, the following criteria were considered: (1) the age and condition of the facility; (2) the amount of past local or federal funding to the facility; (3) priority to neighborhoods primarily composed of low and moderate income residents; and (4) projects which have received prior CD funds for planning and will be reaching the implementation state in 1977.

The following recreational areas will receive funding in 1977:

CROCKER AMAZON - Clubhouse construction (Planning funds of $16,500 are being proposed from the 1976 contingencies.)	$180,000
DUBOCE PARK - Playground reconstruction (Planning funds of $20,000 were allocated from the 1976 Program.)	$200,000
HERZ PLAYGROUND - Coffman Pool (Visitacion Valley) - Playground and building improvements	$50,000
MISSION DOLORES PARK - Children's Play Apparatus	$70,000
NORTH BEACH PLAYGROUND - Children's Play Apparatus	$50,000
PORTSMOUTH SQUARE - Improvements	$12,000
Total Fiscal Year 1977-78	$562,000

COMMUNITY DEVELOPMENT PROGRAM TO RENOVATE AND IMPROVE EXISTING RECREATIONAL FACILITIES

1975 PROGRAM

	Project	Amount	Status
1.	Chinese P/G Phase II New bldg.	$ 50,000	Awarded
2.	Bernal P/G Bldg. Rehab.	30,000	Awarded
3.	Excelsior P/G Bldg Rehab.	26,000	Under construction
4.	Portola P/G Bldg. Rehab.	64,000	Under construction
5.	Milton Meyer Bldg. Rehab.	190,000	Bid advertising in January, 1977
6.	Joseph Lee P/G	90,000	Bid advertising in January, 1977
7.	Jackson P/G New Bldg.	150,000	Planning underway
8.	Precita Park Rehabilitation	30,500	Completed
9.	Garfield Sq. & Pool Bldg Rehab.	35,500	Completed
10.	Crocker Amazon P/G Bldg. Rehab.	17,500	Under construction
11.	Bayview P/G M.L.K. Pool Enclosure	550,000	Under construction
	TOTAL 1975	$1,233,500	

1976 PROGRAM	Amount	Status
1. Garfield Square Protective Lighting	$ 12,000	Bid advertising in December, 1976
2. Rolph P/G, Lighting Rehab.	47,500	Bid advertising in Jan. 1977. No bid-bldg.
New Bldg. Misc.	165,000	
3. Panhandle P/G Rehab.	130,000	Bid advertising in February, 1977
4. Little Hollywood P/G Devl.	25,000	Planning underway
5. Chinese Rec. Center P/A Rehab.	25,000	Bid advertising in January, 1977
6. Chinese P/G Lighting Rehab.	34,500	Planning underway
7. Duboce Park Planning	20,000	Assigned to consultant
8. Folsom P/G Rehab.	30,000	Bid advertising in February, 1977
9. Potrero Hill Rec. Center Bldg. Rehab.	90,000	Bid advertising in January, 1977
10. Cayuga P/G Bldg Rehab. & Enlargement	60,000	Bid advertising in January, 1977
TOTAL 1976	$639,000	

1976 PROGRAM ADDENDUM NO. 1 (Funds Pending)		
1. North Beach P/G Lighting	$ 9,000	Supplements City R&R fund. Ready to advertise
2. Crocker Amazon P/G Play Area Development	50,000	Planning stage
3. Alamo Square P/A Rehab.	10,000	Supplements other funds Planning underway
4. Chinese P/G Building	205,800	Bid opening 10/27/76 Supplements 1975 fund
5. Cayuga P/G Building	10,000	Planning underway Supplements 1976 fund

1976 PROGRAM ADDENDUM NO. 1 (cont'd)	Amount	Status
6. Jackson P/G	$ 50,000	Planning underway
7. Golden Gate Park Sharon Bldg. Rehab.	115,000	Planning underway with City R&R funds
8. Crocker Amazon P/G Bldg. Plans	16,500	Assigned to consultant
9. Bayview P/G M.L.K. Pool Enclosure	75,000	Under construction 50%
TOTAL 1976	$1,280,300	

APPENDIX II

1. State and Federal Grants

Golden Gate Park - Conservatory Restoration (Historic Preservation Grant). Report approved by State $ 76,419

Golden Gate Park - Music Concourse Rehabilitation (State) (RP 746) Planning underway $322,000

John McLaren Park - Development-1974 State bonds Contract with State approved $500,000

2. 1976-1977 Sales and Ad Valorem Budget

Various Locations

Reconstruct Irrigation Systems: Panhandle, Masonic to Cole (RP 744) Planning and design underway. Work to be co-ordinated with Panhandle Playground Project (1976 Community Block Grant) Advertising scheduled for Feb. 1977 $90,000

Lighting Systems Rehabilitation (North Beach P/G) (RP742) Planning and design completed. Bid opening December 8, 1976 $40,000

Walks, Paths and Park Areas Resurfacing (RP 742) (Lincoln Park, Golden Gate Park and McLaren Park) Bid opening December 15, 1976 $42,500

3. Gift and Bequest Funds

Children's Playground Rehabilitation (RP 672) Planning and design by M. Painter, Consultant Bid opening December 1, 1976 $320,000

APPENDIX III

A SUMMARY OF MAJOR IMPROVEMENTS, EXCLUSIVE OF OPEN SPACE FUNDS, FOR RECREATION AND PARK FACILITIES - YEARS 1972-76

The following compilation reflects major expenditures made or appropriations obtained for the improvement of recreation and park facilities since fiscal year 1972-73. This date was selected since the Improvement Plan for Recreation and Open Space was the subject of several public hearings beginning in late 1972 and was adopted in early 1973. These figures do not reflect routine maintenance and repairs. Virtually all projects are completed or under construction.

A. HIGH-NEED NEIGHBORHOODS

1. Bayview-Hunters Point

a.	Palou-Jennings - New Park - 1972	$ 168,000
b.	Milton Meyer - Play Apparatus - 1972	10,000
c.	Ridgetop Plaza - Development - 1973	150,000
d.	Gilman Playground - Renovation - 1973	16,000
e.	Milton Meyer - Renovation	190,000
	Repairs - 1973	32,000
f.	Gilman Playground - Repairs - 1974	33,000
g.	Bay View Playground - Play Apparatus and Irrigation System - 1974	70,000
h.	Joseph Lee Playground - Rehabilitation - 1975	250,000
i.	Martin Luther King Pool, Bay View P/G - 1976	600,000
J.	South San Francisco Opera House - Two Plazas	100,000
k.	Galvez Playground - New Park, Phase 1	579,000
l.	Ridgetop Park - New Park, Planning	640,000
TOTAL	. . . . .	$2,838,000

m.	State of California - New Park - Candlestick Cove Area	$10,000,000

NOTE: Tabulation for Bayview-Hunters Point does not reflect any expenditures made for improvements to Candlestick Park.

2. Central City

3. Chinatown

a.	Hyde St. Minipark - Acquisition & Development - 1973	$ 132,600
b.	Minipark - West end of Broadway Tunnel - Development - 1973	35,000
c.	Washington Square - Irrigation System - 1973	20,000
d.	Chinese Recreation Center - Rehabilitation- 1973	33,000
e.	Chinese Playground - New Apparatus - 1974	82,000
f.	Chinese Recreation Center - Play Apparatus- 1975	19,500
g.	Minipark - East End of Broadway Tunnel - 1975	26,000
h.	Chinese Playground - Phase 2 Improvements- Bid awarded	229,000
i.	Chinese Recreation Center - Play Apparatus	25,000
TOTAL		$592,100

4. Mission District

a.	Rolph Playground - Lighting Rehab. - 1972	$ 15,000
b.	Garfield Square - Play Apparatus - 1972	45,000
c.	24th St. Minipark - Acquisition and Development - 1972	82,300
d.	Mission Playground - Play Apparatus, Landscaping - 1974	96,000
e.	Mission Playground - Floodlight Rehab.-1974	26,200
f.	Mission Playground - Pool Rehab. - 1975	127,000
g.	Rolph Playground - Childrens Play Apparatus- 1975	20,200
h.	Folsom Playground - do - 1975	58,000
i.	Franklin Square - Renovation - 1975	79,000
j.	Precita Park - Renovation	115,000
k.	Garfield Square - Improvements to Pool and Recreation Building	38,000
l.	Garfield Square - Protective Lighting	12,000
m.	Rolph Playground - Renovation - New Recreation Bldg.	212,500
n.	Folsom Playground - Renovation	30,000
TOTAL		$956,200

5. South of Market

-0-

6. Western Addition

a.	Margaret Hayward Playground - Lighting Rehab.- 1973	$ 40,000
b.	Panhandle - Irrigation System - 1974	80,000
c.	Buchanan St. Mall - 1974	470,000
d.	Miniparks (WA-2-5 sites 0 - 1975)	284,000
e.	Buena Vista Park - Childrens Play Apparatus- 1975	27,000
f.	Koshland Park (gift) Acquisition and Dev. - 1975	500,000
g.	Panhandle - Planning, childrens area	130,000
h.	Duboce Park - Planning	20,000
TOTAL		$1,551,000

B. OTHER NEIGHBORHOODS - $1,584,000

1. Marina

a.	Funston Playground - Folldlighting - 1974	$ 84,000
b.	Gas House Cove - Landscaping Rehab. -1975	125,000
TOTAL		$209,000

2. Richmond

a.	Argonne Playground - Building Rehab. - 1973	$ 6,000
b.	Richmond Playground - Building Rehab.-1973	6,000
TOTAL		$12,000

3. Sunset

a.	Pinelake Park-West End - Childrens Play Apparatus-1972	$ 10,000
b.	Sigmund Stern Grove - Lighting - 1975/76	100,000
TOTAL		$110,000

4. Outer Mission

a.	Crocker-Amazon - Lighting - 1975	$ 78,000
b.	St. Mary's Playground - Lighting - 1975	17,000
c.	Bernal Recreation Center - Lighting-1975	17,000
d.	Holly Park - Lighting - 1975	17,000
e.	Cayuga Playground - Lighting - 1975	17,000
f.	McLaren Park - Lighting - 1976	30,000
g.	Bernal Recreation Center - Play Apparatus	30,000
h.	Bernal Recreation Center - Building Rehab.	30,000
i.	Cayuga Playground - Building Expansion	70,000

j.	Crocker-Amazon Rec. Center - Play Apparatus	$ 30,000
k.	Alice Chalmers Playground - Lighting - 1975	17,000
l.	Ocean View Playground - Play Apparatus-1975	20,000
TOTAL		$ 373,000

5. Potrero Hill

a.	Potrero Hill Recreation Center - Protective Lighting 1974	$ 20,000
b.	Jackson Playground - Play Apparatus - 1975	170,000
c.	Potrero Hill Recreation Center - Building Rehab.	90,000
d.	McKinley Square - Play Apparatus	45,000
TOTAL		$ 325,000

6. Visitacion Valley

a.	Herz Playground - Lighting - 1973	$ 16,000
b.	Visitacion Valley Playground - Building Rehab. - Play Apparatus - 1973-1975	90,000
	(NOTE: Small amounts used from this source for improvements to Herz Playground and leased Little Hollywood site)	
c.	Little Hollywood - Design, play apparatus	25,000
TOTAL		$ 131,000

7. Portola

a.	Silver Terrace Playground - Lighting - 1975	$ 17,000
b.	Portola Playground - Building Rehab.	70,000
TOTAL		$ 87,000

8. Diamond Heights - Glen Park - Noe Valley

a.	Upper Noe Valley Playground - Lighting - 1975	$17,000
b.	Walter A. Haas Playground, Phase 1 Devel. - 1975	165,000
c.	Walter A. Haas Playground - Additional Land Purchase (gift) - 1975	100,000
d.	Glen Park - Lighting - 1975	55,000
TOTAL		$ 337,000

These figures do not reflect expenditures for the Zoo, Yacht Harbor or Golden Gate Park.

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GENERAL MANAGER'S REPORT

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

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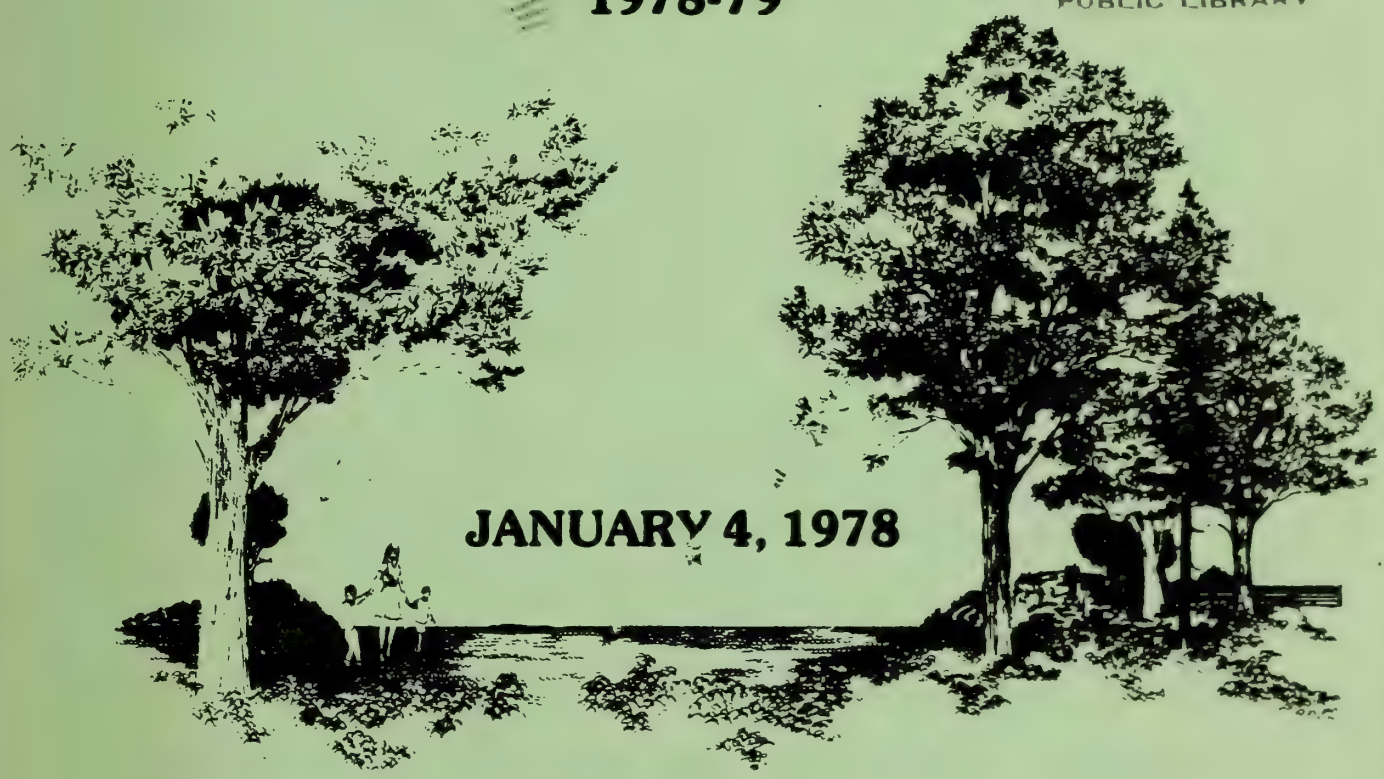

JANUARY 4, 1978

Prepared by
THE RECREATION AND PARK DEPARTMENT

In Cooperation with
The Department of City Planning

CITY AND COUNTY OF SAN FRANCISCO

ADDENDUM TO THE GENERAL MANAGER'S REPORT

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

FISCAL YEAR 1978-79

After review with the Open Space Advisory Committee at a Special Meeting on January 3, 1978, the General Manager recommends the following addendum to the General Manager's Report, Fiscal Year 1978-79.

I. HIGH-NEED NEIGHBORHOOD - CHINATOWN

ACQUIRE SITE ON WASHINGTON STREET BETWEEN HYDE AND LEAVENWORTH STREETS (BLOCK 187, LOTS 12, 13). IF THE LOTS ARE UNAVAILABLE FOR PURCHASE, THEN FUNDS SHOULD BE USED FOR AN ALTERNATIVE SITE IN THE GREATER CHINATOWN AREA IF A SUITABLE LOCATION CAN BE IDENTIFIED.

As documented in the Report (page 14), the greater Chinatown area is one of six high-need neighborhoods that is substantially lacking in open space and recreational facilities. The General Manager concurs with the recommendation from the Open Space Committee that another mini-park site would benefit the community. Because of the threat of possible immediate development on one of the lots, the General Manager feels that it is important to acquire these properties. This is only the second acquisition recommended for Chinatown in the Program.

A member of the Open Space Committee, who has a relative who owns one of the lots, abstained from voting on recommending this acquisition.

Addendum (continued)

II. WATERFRONT, HILLTOPS AND OTHER OPEN SPACES

REVOCABLE PERMIT TO USE DEPARTMENT OF PUBLIC WORKS PROPERTY FOR MINI-PARK PURPOSES. REQUEST DIRECTOR OF PUBLIC WORKS TO ISSUE A REVOCABLE PERMIT FOR USE OF DEPARTMENT OF PUBLIC WORKS PROPERTY LOCATED AT THE SOUTHWEST CORNER OF WASHINGTON AND MONTGOMERY STREETS (BLOCK 208, LOT 25) FOR A MINI PARK.

The General Manager, upon recommendation from the Open Space Committee, believes that Lot 25 would provide a unique mini-park site serving both core Chinatown and the Financial District. It is noted that the Chinese Education Center is located nearby at 646 Clay Street. Development funds for this site could be recommended in a subsequent year.

III. SURPLUS PROPERTY FUND

DELETE LOTS ADJACENT TO ST. MARY'S PLAYGROUND (BLOCK 5825, LOTS 12, 13; BLOCK 5826, LOTS 17, 18; BLOCK 5827, LOTS 19, 20; BLOCK 5828, LOTS 8, 9, 10) FROM THE SURPLUS PROPERTY FUND, AS DETAILED ON PAGES 2 and 12 OF THE REPORT.

Upon further review of the subject property next to St. Mary's Playground, the General Manager recommends that the above lots be deleted from the Report because of the large number of additional parcels to be purchased if the property were to be usable as open space.

On reflection, it appears that higher priorities for land acquisition exist in other neighborhoods.

y and County of San Francisco

Recreation and Park Department

January 4, 1978

The Honorable Members
City Planning Commission
Recreation and Park Commission
San Francisco, California

Dear Commissioners:

Transmitted herewith is the fourth recommended expenditure program, fiscal year, 1978-79, from the Open Space Acquisition and Park Renovation Fund.

Since the passage of Proposition J in November, 1974, a great deal of effort has been expended by the Open Space Committee and neighborhoods in implementing the program. Considerable progress, as documented in this report, has been made in the acquiring of property and the renovating of existing recreational facilities.

Particular thanks is due to the Director of City Planning, the Director of Property, the City Attorney, the Director of Public Works and the Controller, together with their respective staffs, as well as members of the Recreation and Park Department staff, for this collaborative effort. Especially significant has been the role of the Citizens Open Space Advisory Committee. The Committee has been both diligent and perceptive.

The three public hearings conducted by the Committee have produced not only a widely based citizen response but also the framework for the recommendations contained herein.

These recommendations, in my judgement, reflect a continuing effort to provide the citizens of the City with attractive recreation/park facilities that will encourage increased usage.

Very truly yours,

JOHN J. SPRING
GENERAL MANAGER

JJS:lc

n Lodge, Golden Gate Park

San Francisco 94117

FOREWARD

In November, 1974, San Francisco voters passed Proposition J which established a program for acquiring open space, developing new parks and recreational facilities, and renovating existing properties under the jurisdiction of the Recreation and Park Department.

One of the salient features of the implementation process was the creation of a Citizens Advisory Committee, consisting of twenty-three members, who are appointed by the Board of Supervisors. The function of the Committee is to assist and advise the General Manager of the Recreation and Park Department and the Director of City Planning in establishing priorities for projects eligible for inclusion in the Open Space Program. To this end, the Committee has been instrumental in providing sound recommendations for developing better recreational facilities and parks in the City.

Since the inception of the Open Space Program, the City has authorized ambitiously the acquisition of twenty-five parcels of property for open space projects, twenty-eight renovation projects, and six development projects.

To insure maximum usage of Open Space Funds, applications have been approved for Federal Land and Water Conservation matching funds for the planning of the Knudsen/Bloom parcel, $50,000, and Kelloch-Velasco Block, $50,000.

I would particularly thank all those concerned San Franciscans who participated in the processes leading to this report and its recommendations.

GENERAL MANAGER'S REPORT ON THE OPEN SPACE ACQUISITION AND PARK RENOVATION FUND FOR FISCAL YEAR 1978-79

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SUMMARY OF PROGRAM RECOMMENDATIONS FOR FISCAL YEAR 1978/79

The sums cited in this report are approximations which will be refined during land acquisition procedures and during preparation of development and renovation plans. The total sum is within the projection of revenue provided to the Committee by the Controller.

I. Acquisition of Hilltops, Waterfront Areas, and Other Open Spaces - Estimated Budget: $908,000

A. Hilltops

(a) Duncan and Castro site, transfer unimproved portion of Castro Street from Dept. of Public Works
(b) Grandview Park Extension (additional funds); option on Block 2050 A, Lot 6, to preserve significant rock outcropping
(c) Kite Hill, planning funds

B. Waterfront

(a) Columbia Square, foot of Columbus Ave., planning funds
(b) Four porta-parks for Waterfront
(c) India Basin, initiate acquisition

C. Other Open Spaces

(a) Francisco Street Steps
Transfer property from D.P.W.
Planning and development funds
(b) Kearny Street Steps
Transfer property from D.P.W.
Planning and development funds
(c) Kelloch-Velasco Block
Phase II development of site
(d) Noe and Beaver Street
(corner of - Block 3561, lot 8)
Acquire lot

(e) Rickard Street Property
Planning, development, provision of recreational equipment

(f) I.M. Scott School
Lease school yard during the duration of the Open Space Program (until the year 1990)

(g) 1340 Clay Street
Planning and development funds

(h) Surplus Property Fund
Funds to acquire tax delinquent properties at redemption cost suitable for open space
Properties to be acquired at this time include:
Lots adjacent to St. Mary's Playground;
lots at Franconia-Brewster Streets (South of Rutledge Avenue);
lot at Diamond-Moffitt Street (Glen Park)

II. Acquisition and Development of New Facilities in High-Need Neighborhoods - Estimated Budget: $1,622,874

CHINATOWN: Funds to pay for the balance of the Churchill Alley site which was recommended for purchase in the fiscal years, 1975-76 and 1976-77

CENTRAL CITY: Additional funds for acquisition of a park site in the Central City (Tenderloin)

MISSION: Phase I planning and development funds for the proposed gym to be built on the site at 2450 Harrison Street

Acquisition of properties (Block 3612, Lots 2 and 4) on both sides of 2450 Harrison Street to provide sufficient space for proposed gym and open space

Phase II development of the Knudsen site

Planning, design, development of the mini park site commonly known as "Juri Commons"

MISSION (continued)	Acquisition of all or portion of property (lots 9,10,42,42A,43,43A,69-Block 5615) between 3235 and 3249 Mission Street for a park site connecting to "Esmeralda Corridor"
SOUTH OF MARKET:	Phase I planning and development for a proposed park on the Reno Hotel site, 6th St near Folsom thru to Harriet Sts.

III. Renovation - Estimated Budget: $875,000

(a)	Balboa Park	$100,000
(b)	Buena Vista Park	100,000
(c)	Douglass Playground	100,000
(d)	Glen Park	50,000
(e)	Helen Wills Playground	75,000
(f)	Lincoln Park Children's Playground	100,000
(g)	St. Mary's Playground	125,000
(h)	Sunset Heights Playground	75,000
(i)	Upper Noe Valley Playground	75,000
	Contingency Reserve	75,000
	Estimated Total	$875,000

IV. Administration and Maintenance: $100,000

INTRODUCTION

I. Role of the Citizens Advisory Committee

Following passage of the Charter Amendment that established the Open Space Acquisition and Park Renovation Fund, a Citizens Advisory Committee, consisting of twenty-three members, was appointed by the San Francisco Board of Supervisors to assist and advise the General Manager of the Recreation and Park Department and the Director of City Planning in establishing priorities for projects eligible for inclusion in the Program. Since its inception in June, 1975, the Committee has actively reviewed neighborhood needs and toured potential sites. The Committee held three public hearings in September, 1977, to obtain specific proposals to assist in making its recommendations. Notices of these evening hearings were mailed to over 200 community organizations.

To facilitate its decision making process, the Committee established three sub-committees: (1) high-need neighborhoods, (2) waterfront, hilltops and other open spaces, and (3) renovation. Information reviewed at public hearings was supplemented by background data from the Recreation and Park, City Planning, and Real Estate Departments. The full Committee or an appropriate sub-committee visited sites discussed by citizens at the three public hearings.

II. Scope of this Report

Section 6.413 of the Charter of the City and County of San Francisco established a program to acquire open space, to develop new park and recreation facilities, and to renovate existing properties under the jurisdiction of the Recreation and Park Department. The program is financed by the Open Space Acquisition and Park Renovation Fund that is supported by an annual ad valorem tax levy of ten cents per $100 of assessed valuation extending for a period of fifteen years. The Charter requires that the General Manager of the Recreation and Park Department present at a joint annual meeting of the Recreation and Park Commission and the City Planning Commission a report "on the implementation of the Recreation and Open Space Programs,

on expenditures made from the Open Space Acquisition and Park Renovation Fund, . . . on properties developed in the preceding year for recreation uses, (and on) general recommendations of further lands for acquisition, improvement or development."

The Charter states that purchase of property must be consistent with the Recreation and Open Space Element of the Comprehensive Plan and the Recreation and Open Space Programs Document. Hilltops, hillsides, and other open spaces are specifically identified on maps in these documents. Except in high-need neighborhoods sites not shown in these documents cannot be acquired under the Program unless the Plan Element and Programs Document are amended to include them.

The recommendations in this report reflect a commitment of the Department to evaluate needs of the various neighborhoods through presentations made at the public hearings and in correspondence. In addition, the General Manager and the Committee intends to monitor, as previously, the implementation of the Program and to insure community participation in the planning and development phases of acquired parcels and renovation projects.

The report contains specific recommendations for expenditure of funds for acquisition of hilltops, waterfront areas and other open spaces, acquisition and/or development of new facilities in high-need neighborhoods, and renovation of existing facilities. The report also explains the rationale and criteria that resulted in the recommendations.

Specific recommendations for the 1978-79 Program are identified with a double asterick in the left-hand margin (**).

III. Amount of Money Available for 1978-79 Fiscal Year

The City Controller anticipates the money to be available in the Fund for the Program's fourth year to be approximately $3,505,874. Income not spent by the end of each fiscal year remains in the Fund and is carried forward to the next fiscal year. Monies may be used only for the purposes for which they originally were designated. Interest accrued by the Fund is deposited in the Fund. The interest is reflected in the Controller's estimate.

IV. Funding Rationale and Strategy

Apart from the renovation recommendations, the General Manager believes that in the first years of the program the best strategy for expenditure of funds is the purchase of as many as possible of the properties specifically recommended for acquisition in the Recreation and Open Space Programs Document or consistent with the Recreation and Open Space Element of the Comprehensive Plan objectives. This is both allowable under the terms of the Charter and mandated by escalating real property costs in San Francisco.

Allocation of Funds by Expenditure Category

Proposition J set up expenditure categories and established limitations on how much of the Open Space Acquisition and Park Renovation Fund may be spent in each category. The following table shows this.

	ALLOWABLE PROPORTION OF THE FUND			
	15%	10%	Not LESS than 37-1/2%	Not MORE than 37-1/2%
AUTHORIZED EXPENDITURE CATEGORY	Renovation of existing park and recreation facilities--WITH MATCHING FUNDS GIVEN TO THE CITY.	Renovation of existing park and recreation facilities--WITHOUT MATCHING FUNDS.	Acquisition of real property, with at least half the money to be spent in or adjacent to high-need neighborhoods.	Development and maintenance of newly acquired properties; administration of the und.

Some flexibility in allocating expenditures exists within the major categories and between one category and another, especially,

1. Between acquisition in or adjacent to high-need neighborhoods; acquisition of hilltops, other open spaces and waterfront areas.

2. Between acquisition and development/maintenance administration.

In allocating monies to the specified categories consideration was given to the prospect that many privately owned sites now in open space might be lost if these properties are not acquired soon. In high-need neighborhoods such opportunities to acquire open sites rarely exist. Therefore it is likely that improved properties may have to be acquired. In future years, properties acquired, especially in high-need areas, will require increased development and maintenance monies from the Fund.

It is recommended here, as in previous reports, that at least in the first five years of the program appropriations follow the following guidelines: 25 percent for renovation of existing recreation and park facilities; 25 percent to be allocated for acquisition of hilltops, other open spaces and waterfront areas; 45 percent for acquisition and development of property in high-need neighborhoods, and 5 percent for administration and maintenance. It should be understood that in future years the Open Space Program will increase its budget for maintenance of properties acquired.

PROGRAM CRITERIA, RECOMMENDATIONS, AND RATIONALE

The General Manager has reviewed and accepted the recommendations submitted by the Open Space Committee. In addition, the General Manager recommends the acquiring of tax delinquent properties which were reviewed by the General Manager, Open Space Committee members, and staff after the submission of the Committee's recommendations. The tax delinquent properties are enumerated in this report.

I. Acquisition of Hilltops, Waterfront Areas and Other Open Spaces - Estimated Budget: $908,000

A. Hilltops

In establishing priorities for acquiring these privately owned sites as identified in the Plan Element and Programs Document, the following criteria have been considered:

Criteria:

(1) Likelihood of development in the immediate or near future;

(2) Local or city-wide support for acquisition;

(3) Outstanding natural features of the site such as a view, rock formation, or vegetation;

(4) Visibility from surrounding areas accessibility, and amount of local use; and

(5) Known or estimated cost.

With approximately one-quarter of the resources of the Open Space Acquisition and Park Renovation Fund devoted annually to the purchase of hilltops and other open areas, the General Manager, together with the Committee, is attempting in the first phase of the Program to recommend as public open space as many desirable sites as possible.

The recommendations of the General Manager were developed with the long-range view to saving as many of the properties in question as possible, and the short-range goal of protecting those sites imminently threatened by development.

RECOMMENDATIONS: (alphabetically listed)

**(a) Duncan and Castro site

Transfer unimproved portion of Castro Street from D.P.W. to expand adjacent site already purchased

**(b) Grandview Park Extension - Noriega, 14th Ave.

Balance of funds needed to acquire lots in Grandview Park Extension as recommended in first two years of Open Space Program. There are a total of 27 lots. Nineteen lots have been acquired. Funds are needed to purchase 8 remaining lots to protect the existing parcels from development. An option on the significant rock outcropping on the East site of 14th and Pacheco (Block 2050A, Lot 6)

**(c) Kite Hill - 19th St., Yukon, Corwin

Planning funds
Acquired as part of FY 1975-76 program

B. Waterfront

The General Manager recommends the utilization of funds for improvement of the San Francisco Bay Waterfront based on the direct and clear applicability of the following criteria:

Criteria:

(1) The outstanding natural qualities that merit retention of property as public open space;

(2) The visibility, accessibility and amount of local use;

(3) The local and city-wide support for acquisition;

(4) The opportunity to utilize on a short term basis for public recreation Port properties that ultimately will be used for maritime related or other purposes.

RECOMMENDATIONS: (alphabetically listed)

**(a) Columbia Square - Foot of Columbus Avenue

Planning funds

**(b) Four Porta-Parks

Consisting of benches, trees in pots, landscape materials, and trash containers to be placed at selected locations along the Waterfront. These "parks" can be transferred to other locations as required.

**(c) India Basin

Initiate property acquisition as part of long-range waterfront program. The Programs Document states that this property "is an ideal site for recreational development. The Basin is a sheltered natural cove, and is adjacent to the Hunters Point and South Bayshore neighborhoods which have a need for new recreation space."

C. Other Open Spaces

A number of suggestions were received for acquisition of properties that could not be classified as hilltops, waterfront, or high-need neighborhoods.

Criteria:

(1) Local community support;

(2) Suitability for recreational development;

(3) Inacessibility of existing recreational facilities near recommended new acquisitions;

(4) Prospect of future development.

RECOMMENDATIONS: (alphabetically listed)

**(a) Francisco Street Steps (End of 200 Block) (North Beach)

Transfer property from D.P.W.

Planning and development funds for repairing steps and developing a mini-park

**(b) Kearny Street Steps (between Vallejo and Fresno Streets) (North Beach)

Transfer property from D.P.W.

Planning and development funds for mini-park

**(c) Kelloch-Velasco Block (Velasco, Schwerin Sts.) (Visitacion Valley)

Phase II development of site

Property is 1 3/4 acres in size and will serve recreational needs in the neighborhood

**(d) Noe and Beaver Street (Duboce Triangle)

Acquire one lot at the corner of Noe and Beaver Streets

Acquisition will provide needed mini-park for this area

**(e) Rickard Street property (Gaven & Boylston Sts.) (Portola)

Planning and development including provision of recreational equipment

Recommended transfer of property in FY 1977-78 program. Funds will provide needed recreational opportunities for community

**(f) I.M. Scott School (Tennessee St. between 20th & 22nd Sts.) (Lower Potrero)

Lease school yard during the duration of the Open Space Program (until the year 1990)

Planning and development funds

**(g) 1340 Clay Street (between Clay & Washington Sts.) (Nob Hill)

Planning and development funds

Recommended for acquisition in the FY 1977-78 program. Unique hillside lot that will become a mini-park

**(h) Surplus Property Fund

Funds to acquire tax delinquent properties at redemption cost suitable for open space; properties to be acquired at this time include: Hillside lots adjoining St. Mary's Park Playground: Block 5825, Lots 12, 13; Block 5826, Lots 17, 18; Block 5827, Lots 19, 20; Block 5828, Lots 8, 9, 10; Franconia-Brewster Street lots South of Rutledge Avenue: Block 5556, Lots 4, 5, 6, 57, 58; Diamond-Moffitt Street (Glen Park) lot: Block 7549, Lot 7

The General Manager believes that the above parcels will be worthwhile additions to the Open Space Program. Acquiring of the lots adjacent to St. Mary's Playground will allow the City to preserve the natural hillside area.

The lots at Franconia-Brewster Street are suitable for a mini-park in an area that is lacking in this type of facility. The lot at Diamond-Moffitt Streets could be used for a mini-park or left as open space.

II. Acquisition and Development of New Facilities In High-Need Neighborhoods - Estimated Budget: $1,622,874

The criteria used in the selection of sites in high-need neighborhoods were different from those used in the selection of waterfront, hilltop, and other sites and those used in the selection of facilities to be renovated.

The Recreation and Open Space Program Document designates six high-need neighborhoods: Bayview-Hunters Point, Central City, Chinatown, Mission District, South of Market, and Western Addition. Besides information from the Programs Document as to the kinds of recreation facilities most needed in the high-need neighborhoods, the Open Space Committee received testimony at its public hearings. The scale of needs perceived at the neighborhood level is quite extensive. It is evident that the high cost of acquiring land in densely built-up neighborhoods and developing new facilities places a heavy demand on the Fund. However, the Program is, to a large degree, predicted on the need to provide substantial recreational facilities in those high-need neighborhoods that have been most neglected.

Criteria:

Criteria employed in evaluating the respective needs of the high-need neighborhoods included:

(1) Where are the greatest unmet needs for recreational and open space sites?

(2) What are the areas of greatest population density?

(3) What has been planned and funded in the past and for the near future?

(4) What requirements must be met for relocating existing residents or businesses?

RECOMMENDATIONS:

It is necessary to concentrate on a few specific properties each year in order to make meaningful impact on high-need neighborhoods. While some areas may not be slated for property acquisition in the initial phases of the program, they will be considered in subsequent years. This year, the following acquisitions are recommended:

**CHINATOWN: FUNDS TO PAY FOR THE BALANCE OF THE CHURCHILL ALLEY SITE, CHURCHILL ALLEY AND VALLEJO STREET, WHICH WAS RECOMMENDED FOR PURCHASE IN THE FISCAL YEAR, 1975-76

Chinatown: All recent studies, prepared by the Department of City Planning, on the recreational needs for Chinatown have documented one salient fact: Chinatown is in need of open space for all age groups. The dense population in Chinatown has placed a heavy demand on the limited recreational facilities that are available. In Chinatown there are only 1.9 acres of recreational facilities operated by the San Francisco Recreation and Park Department. Any open space in this area, which has a population concentration of ten times that of the average residential area in the City, would be a welcome addition.

The Committee has tried to alleviate this condition by recommending funding for a park on the Churchill Alley site. The Churchill Alley site was considered a high priority by the Chinese community because of its proximity to the core area and was recommended for acquisition in the 1975-76 fund. It is accessible to such user groups as school children and the elderly. The site is located near several elderly residential hotels, an elementary school, and social service agencies. Most importantly, it does not displace residents or reduce housing stock. A garage and parking lot are presently located on this site. This site was originally recommended for park acquisition in the H.U.D. financed study of Housing and Recreation Needs in Chinatown.

Because of soaring land costs in Chinatown, it appears that funds, in addition to those budgeted for fiscal years 1975-76, 1976-77, 1977-78, will be required to complete this acquisition.

The Committee has reviewed the Churchill Alley site with the Chinatown community and is aware of the parking problems in the Chinatown/North Beach area. To mitigate the removal of the present parking garage on the site, the Open Space Committee has initiated a feasibility study that would consider incorporating parking into the design of the proposed park.

**CENTRAL CITY: ADDITIONAL FUNDS FOR ACQUISITION OF A PARK SITE IN THE CENTRAL CITY (TENDERLOIN)

Central City: Central City has long been neglected with regard to the acqusition and development of parks and open space. Not only does this area have a high concentration of elderly residents, but also Central City has a large number of children and young adults as habitants.

Because of the City's emphasis on improving the quality of life in this area, the Committee is particularly aware of the lack of adequate recreational facilities.

A concerted effort in the FY 1978-79 should be made by the General Manager to provide adequate funding to acquire a park site in the heart of Central City, the Tenderloin area.

The General Manager in the FY 1977-78 had recommended acquisition of property for a park site in the Tenderloin.

The Department and the Committee have been active in working with multiple agencies, including City Planning staff, to identify a site that would meet community needs. The General Manager has explored the possibility of combining Open Space Funds with other funding sources for a park site and/or recreational facility. Because of these continuing efforts a final site solution remains to be made. Real estate prices in this neighborhood show the need for additional funds.

In adition, a park site at the corner of O'Farrell and Larkin Streets is in process of being acquired.

**MISSION PHASE I PLANNING AND DEVELOPMENT FUNDS FOR THE PROPOSED GYM TO BE BUILT ON THE SITE AT 2450 HARRISON STREET

Mission District: The Recreation and Open Space Programs Document recommends for the Inner Mission District a large gymnasium. In the preceding year, the General Manager recommended that funds be allocated for the acqusition of a gym site. After a number of public hearings the Committee recommended to the General Manager that the 2450 Harrison Street parcel should be acquired as the gym site. This site selection furthermore meets the recommendation of the Programs Document that "the gymnasium should be located in the area east of Mission Street and south of Twentieth Street, near the areas of high residential concentration."

ACQUISITION OF PROPERTIES (BLOCK 3612, LOTS 2 AND 4) ON BOTH SIDES OF 2450 HARRISON STREET TO PROVIDE SUFFICIENT SPACE FOR PROPOSED GYM AND OPEN SPACE

After careful review and consideration, the General Manager recommended the purchase of parcels adjacent to the proposed gym site at 2450 Harrison Street for fiscal year 1978-79. These lots will provide additional land for a gym site and will provide additional open space for the Inner Mission. In addition, funds have been recommended for Phase I planning and development of the proposed gym.

PHASE II DEVELOPMENT OF THE KNUDSEN/ BLOOM SITE - ARMY AND POTRERO STREETS

The Knudsen/Bloom site was acquired in December, 1976, and is the largest acquisition of the program in a high-need neighborhood. Development funds were recommended in FY 1976-77. Because of the size of this parcel, 4.5 acres, additional funds are recommended at this time.

PLANNING, DESIGN, DEVELOPMENT OF THE MINI PARK SITE COMMONLY KNOWN AS "JURI COMMONS" SAN JOSE AND GUERRERO BETWEEN 26TH STREET

In FY 1977-78 the Juri Commons property was recommended for acquisition. This property is an old Southern Pacific right-of-way and is located in an area that does not have a mini-park. The neighborhood is anxious to participate in the construction of this facility.

ACQUISITION OF ALL OR PORTION OF LOTS 9, 10,42,42A,43,43A,69-Block 5615 (BETWEEN 3235 and 3249 MISSION STREET) FOR A PARK SITE CONNECTING TO "ESMERALDA CORRIDOR"

Funds are being recommended for the acquisition of seven lots between 3235 and 3249 Mission Street for a proposed park. The City Planning Commission and the Board of Supervisors in 1968 adopted the Bernal Heights Improvement Plan which recommends that the above proposed lots be developed into a park.

**SOUTH OF MARKET: PHASE I PLANNING AND DEVELOPMENT FOR A PROPOSED PARK ON THE RENO HOTEL SITE, 6TH ST., NEAR FOLSOM THRU TO HARRIET STS.

South of Market: In the FY 1976-77 recommendations, the General Manager recommended substantial funds for acquisition of land for a park site in this area. After careful review and consideration, the General Manager recommended that the Reno Hotel, 6th St. near Folsom thru to Harriet Sts., be acquired as a park site for the South of Market area.

The General Manager recommends that Phase I planning and demolition funds be allocated for the Reno Hotel site.

This site should begin to satisfy the area's need for large open space for groups of people for activities such as baseball, football and soccer, as well as facilities for the very young and elderly. This facility is not to be confused with any city-wide park that may be constructed as a part of the redesigned Yerba Buena Center.

Bayview-Hunters Point and Western Addition: As previously enunciated, the major thrust of the Open Space Program is to provide substantial funding in those high-need neighborhoods that have been most neglected.

Substantial appropriations have been made for new recreation and new park facilities and improvements to existing grounds in the Bayview-Hunters Point and Western Addition districts since the preparation of the Comprehensive Plan in 1972 and its adoption in 1973. Details of these expenditures are reflected in Appendix III.

Thus, the General Manager is not recommending in this report the acquisition or development of any new parks or recreation facilities in the Bayview-Hunters Point and Western Addition districts.

III. Renovation - Estimated Budget: $875,000

The Recreation and Park Department administers more than 150 existing recreation facilities in the city. A number of these, such as Golden Gate Park, McLaren Park, and Union Square, receive City-wide usage, as contrasted with neighborhood participation.

It should be noted that the 1978 Community Development Program contains allocations for renovating existing recreation facilities in the amount of $1,025,000. These amounts, according to the City Attorney, may count as required matching funds for the 15 percent of the renovation portion of the Open Space Acquisition and Park Renovation Fund. The General Manager has attempted to give consideration for renovation projects to those neighborhoods which have had representatives appear at the public hearings consistent with Department priorities. Funding was then established according to the criteria listed below.

The following considerations contributed to setting the priorities for the much-needed renovation projects:

Criteria:

(1) Existence of a safety or health hazard
(2) Intensity of utilization of a facility
(3) Length of time since improvements were made
(4) Extent to which renovation will increase usability
(5) Need for repair of damage (intentional and accidental)
(6) Aesthetic enhancement
(7) Balance of renovation efforts throughout the city.

RECOMMENDATIONS: (alphabetically listed)

		Preliminary Cost Est.
**(a)	BALBOA PARK	
	Rehabilitate children's play area	$100,000
**(b)	BUENA VISTA PARK	100,000
	Phase II rehabilitate specific areas of the park which would include landscaping	
	Previous allocation of $100,000 in 1977-78	
**(c)	DOUGLASS PLAYGROUND	100,000
	Rehabilitate hillside area, resurface court area, and renovate clubhouse	
	Previous allocation of $10,000 in 1977-78	
**(d)	GLEN PARK	50,000
	Provide tennis court lighting, rehabilitate baseball backstop and bleachers	
	Previous allocation of $200,000 in 1975-76	

**(e)	HELEN WILLS PLAYGROUND	$75,000
	Phase III - continued renovation of the playground	
	Previous allocation of $100,000 in 1975-76, $70,000 in 1977-78	
**(f)	LINCOLN PARK CHILDREN'S PLAYGROUND	100,000
	Rehabilitate children's playground area including trees and plants near maintenance area	
**(g)	ST. MARY'S PLAYGROUND	125,000
	Rehabilitate recreation building and provide additional fencing	
**(h)	SUNSET HEIGHTS PARK	75,000
	Rehabilitate children's area	
**(i)	UPPER NOE VALLEY PLAYGROUND	75,000
	Provide a durable windscreen on the Westside of the court, resurface and level the tennis court, provide night lights for tennis court and basketball courts	
	Previous allocation of $40,000 in 1975-76	
	Contingency reserve	75,000
	Estimated total	$875,000

The General Manager is aware of the need for renovation at other recreational facilities in the city. A concerted effort is being made to renovate a majority of the playgrounds in the City by the completion of the Program in 1990.

All requests presented at the public hearings were given careful consideration, and those recreation facilities that were in the greatest state of need received the highest priority for expenditure.

OPEN SPACE ACQUISITION AND PARK RENOVATION PROGRAM - FISCAL YEAR 1978-79

△ ACQUISITION

▲ RENOVATION

○ DEVELOPMENT

IV. Administration and Maintenance: $100,000

It is estimated that the administration and maintenance costs incurred by the implementation of the Fund will be approximately $100,000 for the fiscal year 1978-79.

This includes estimated administrative costs, which include salaries, real estate appraisal services, printing, postage, and other expenses: $67,500.

Estimated maintenance costs which include, as needed, the services of gardeners, equipment, material and supplies: $32,500. (This figure is predicated upon sufficient acquisitions that would require maintenance.)

PROGRESS REPORT

The Charter requires the General Manager to make a Progress Report on the Open Space Program to date. The General Manager and the Open Space Committee are committed to maximum neighborhood participation in the renovation program. Essentially, funding for fiscal years 1975-76 and 1976-77 was made available on or about July 1, 1976. Thus, funds were not made available to implement the Program until 20 months after voter authorization. Substaintial progress is evident as shown in the following tables.

OPEN SPACE ACQUISITION AND RENOVATION RECOMMENDATIONS FOR FISCAL YEARS 1975-76 and 1976-77

PROGRAM RECOMMENDATIONS

I. Acquisition of Hilltops, Waterfront Areas, and Other Open Spaces Two-Year Estimated Budget: $1,300,000

Waterfront Areas	Status
Warm Water Cove Area (24th St., Shoreline)	Appraisal in process
Hilltops	
Berkeley Way Lots (Berkeley Way, Glen Canyon)	Acquired
Grandview Park Extension (Noriega, 14th Ave., 15th Ave.)	Majority of parcels acquired
Kite Hill (19th St., Yukon, Corwin, Grandview Terrace)	Acquired
Martha Hill (Boden, Martha Ave.)	Three parcels acquired - three parcels in condemnation process

Tank Hill (Twin Peaks Blvd., Clarendon Ave., Belgrave Ave)	Acquired
Billy Goat Hill (Beacon Laidley, Castro, 30th St.)	Acquired
Lakeview - Ashton Hilltop (Lakeview Ave., Ashton Ave Orizaba Ave., Shields)	Acquired

Other Open Spaces

Kelloch - Velasco Block (Velasco, Schwerin, Kelloch Ave.)	Acquired
Lathrop - Tocoloma Property (Lathrop and Tocoloma Ave.)	Offer made to owner

II. Acquisition and Development of New Facilities in High-Need Neighborhoods Two-Year Estimated Budget: $2,852,000

High-Need Neighborhoods

Mission

Jet's Drive In (Valencia between 19th and 20th Sts.)	Acquired
Knudsen/Bloom Property (Army, Utah, Potrero Ave., San Bruno Ave.)	Acquired

Central City

O'Farrell-Larkin Streets Lot (corner property)	Board of Supervisors has been requested to authorize eminent domain proceedings.

Chinatown

Churchill Alley (Churchill Alley and Vallejo St.)	Appraisal being made by the Real Estate Dept.

South of Market

Reno Hotel site (6th and Harriet Streets)	Appraisal being made by the Real Estate Dept.

Development 1976-77

Churchill Alley Site	Site to be purchased
Central City Site	Site selection and purchase required
Jet's Drive In-Site	Planning and design to be considered

III. Renovation
Two Year Estimated Budget: $1,268,000

Fiscal Year 1975-76

		Preliminary Cost Est.
(a)	CAMPBELL RUTLAND MINI PARK	$8,000
	Install benches and make improvements	
	Status: Completed November 13, 1977	
(b)	FUNSTON PLAYGROUND	$100,000
	Improve children's play area	
	Status: Plans and specifications assigned to Freebairn-Smith	

(c) GLEN PARK PLAYGROUND $200,000

Renovate Recreation Center, field rehabilitation, tennis court lighting, misc. improvements

Status: Building renovation underway

(d) HAYES VALLEY PLAYGROUND $80,000

Rehabilitate children's play area, resurface basketball court, paint building

Status: Completed October 11, 1977

(e) HELEN WILLS PLAYGROUND $100,000

Renovate facility including improved children's play area and space for elderly

Status: Assigned to Philip Choy

(f) NOE VALLEY TENNIS COURTS $100,000

Renovate entire facility

Status: Assigned to Lanier and Sherrill Bid advertisement expected in February, 1978

(g) PORTSMOUTH SQUARE $15,000

Install additional benches and shelters for elderly

Status: Completed October 4, 1977

Chinatown

Churchill Alley (Churchill Alley and Vallejo St.)	Appraisal being made by the Real Estate Dept.

South of Market

Reno Hotel site (6th and Harriet Streets)	Appraisal being made by the Real Estate Dept.

Development 1976-77

Churchill Alley Site	Site to be purchased
Central City Site	Site selection and purchase required
Jet's Drive In-Site	Planning and design to be considered

III. Renovation
Two Year Estimated Budget: $1,268,000

Fiscal Year 1975-76

		Preliminary Cost Est.
(a)	CAMPBELL RUTLAND MINI PARK	$8,000
	Install benches and make improvements	
	Status: Completed November 13, 1977	
(b)	FUNSTON PLAYGROUND	$100,000
	Improve children's play area	
	Status: Plans and specifications assigned to Freebairn-Smith	

(c) GLEN PARK PLAYGROUND $200,000

Renovate Recreation Center, field rehabilitation, tennis court lighting, misc. improvements

Status: Building renovation underway

(d) HAYES VALLEY PLAYGROUND $80,000

Rehabilitate children's play area, resurface basketball court, paint building

Status: Completed October 11, 1977

(e) HELEN WILLS PLAYGROUND $100,000

Renovate facility including improved children's play area and space for elderly

Status: Assigned to Philip Choy

(f) NOE VALLEY TENNIS COURTS $100,000

Renovate entire facility

Status: Assigned to Lanier and Sherrill Bid advertisement expected in February, 1978

(g) PORTSMOUTH SQUARE $15,000

Install additional benches and shelters for elderly

Status: Completed October 4, 1977

(h) UPPER NOE VALLEY PLAYGROUND $40,000

Rehabilitate children's play area

Status: Scheduled for advertising December 1977

(i) VISITACION VALLEY PLAYGROUND $15,000

Extend height of existing fence along Cora Street

Status: Completed April 29, 1977

TOTAL $658,000

Fiscal Year 1976-77

(a) APTOS PLAYGROUND $15,000

Renovation

Status: Completed December 7, 1977

(b) HAMILTON PLAYGROUND $100,000

Renovate recreational building which would include kitchen area

Status: Contract awarded to Litchfield Construction Company

(c) HAYWARD, MARGARET S. PLAYGROUND $100,000

Renovate children's play area, and miscellaneous work

Status: Contract awarded to Tamal Construction Company

(d)	HERZ PLAYGROUND - COFFMAN POOL	$50,000
	Rehabilitate screens, and miscellaneous work	
	Status: Project deferred for additional funding because of fire damage	
(e)	HOLLY PARK	$40,000
	Renovation of children's play area	
	Status: Advertised for bid, December, 1977	
(f)	ROCHAMBEAU PLAYGROUND	$80,000
	Renovation of children's play area, and miscellaneous work	
	Status: Advertised for bid, December, 1977	
(g)	STERN GROVE	$50,000
	Renovation of children's play area	
	Status: Planning and design underway by D.P.W.	
(h)	WEST SUNSET PLAYGROUND	$75,000
	Renovation of children's play area	
	Status: Planning and design underway by D.P.W.	
	CONTINGENCY RESERVE	$100,000
	TOTAL	$610,000

OPEN SPACE ACQUISITION AND RENOVATION RECOMMENDATIONS FOR FISCAL YEARS 1977-78

PROGRAM RECOMMENDATIONS

I. Acquisition of Hilltops, Waterfront Areas, and Other Open Spaces - Estimated Budget: $820,000

Waterfront Areas	Status
Columbia Square	Offer made to owner
Hilltops	
Four lots in Diamond Heights	Acquired
Duncan and Castro Street Property	Acquired
Golden Gate Heights Property - 9 lots	Appraisal in process
Seward Street Park Extension - 1 lot	Appraisal in process
1340 Clay Street Property	Appraisal in process
Other Open Spaces	
Transfer of property at western boundary of Rickard Street site from Department of Public Works to Recreation and Park Department	Transfer in process

II. Acquisition and Development of New Facilities in High-Need Neighborhoods - Estimated Budget: $1,425,000

High-Need Neighborhoods

Mission	
2450 Harrison Street (gym site)	Appraisal in process
Juri Street property	Appraisal in process
Central City	
Acquisition of park site	To be determined
Chinatown	
Additional funding for Churchill Alley site	Appraisal in process
Development 1977-78	
Four Porta-Parks Consisting of benches, trees in pots landscape materials, and trash containers to be placed at selected locations along the Waterfront. These "parks" can be transferred to other locations as required.	Process of purchasing
Kelloch-Velasco site	Assigned to Baroni and Danielson
Knudsen/Bloom site	Landscape architect - planning consultant selection in process

III. Renovation - Estimated Budget: $750,000

	Preliminary Cost Est.
(a) ALAMO SQUARE	$100,000

Resurface tennis court, renovate picnic areas, rehabilitate children's play area

Status: Assigned to T. Downey and Associates

(b) BUENA VISTA PARK 100,000

Phase I - design study, erosion control, rehabilitate children's play area, and other improvements

Status: Assigned to G. Eckbo

(c) DOUGLASS PLAYGROUND 10,000

Install additional benches and trash containers, misc. improvements

Status: Project pending subject to additional funding 1978-79

(d) EUREKA VALLEY 65,000

Install irrigation system for baseball field, rehabilitate children's play area

Status: Planning underway

(e) EXCELSIOR PLAYGROUND 40,000

Rehabilitate children's play area, provide new play apparatus

Status: Assigned to R. Schadt

(f) HELEN WILLS 70,000

Phase II - continued renovation of the playground

Status: Assigned to Philip Choy

(g) HOLLY PARK 75,000

Install irrigation system for baseball field, resurface basketball and tennis courts, rehabilitate baseball field

Status: Planning underway

(h) JULIUS KAHN 50,000

Rehabilitate one children's play area

Status: Planning underway

(i) PORTOLA PLAYGROUND 60,000

Rehabilitate children's play area and improve fences and backstop near baseball field

Status: Planning underway

(j) POTRERO HILL PLAYGROUND 50,000

Rehabilitate playfield, provide bleachers and screening

Status: Assigned to Erbentraut and Summers

(k) ROSSI PLAYGROUND 100,000

Rehabilitate children's play area.

Status: Planning underway

CONTINGENCY RESERVE	$ 30,000
Estimated Total FY 1977-78	$750,000

CONCLUSION

The recommendations contained in this report reflect the best cost estimates now available. It should be noted, however, that these are preliminary. Especially as they affect land acquisition, they are believed to be conservative. The aggregate sums cited in this report should be viewed as approximations subject to careful refinement during land acquisition procedures, and the preparation of development or renovation plans. The total expenditure recommendation is within the projections of revenue and interest as provided by the Controller.

It is expected that the unbroken rise in the City's total assessments in recent years will probably continue thereby increasing the Fund during the fifth year. In the event funds should prove insufficient to finance the fourth year program herein recommended, any remaining items will receive the highest priority in fiscal year 1979-80.

I would like to thank the Open Space Committee, especially the Chairpersons - Anne Halsted and Stan Herzstein and the Vice Chairperson - Diane Hunter. I would like to thank the Department of City Planning, Mr. Rai Okamoto, Director, Mr. George Williams, Assistant Director, Mr. Wallace Wortman, Director of Property, and Mr. Max Babin, Assistant Director of Property. I would like to thank my Executive Assistant, Mr. Thomas Malloy, both the Superintendent of Parks, Mr. Aldo Cima, and the Superintendent of Recreation, Mr. Joseph Misuraca and their staffs, and Martin Greenlaw, Open Space Coordinator, all of whom have contributed importantly to this report and the process which produced it.

As noted in the letter of transmittal to the Joint Commissions, it is the General Manager's belief that this program represents a worthwhile endeavor in providing quality recreation/park facilities to the citizens of San Francisco. Over the next 12 years the Open Space and Park Renovation Fund will become perhaps the key element in assuring that San Francisco will have an up-to-date, vital, and responsive recreation and park system.

APPENDIX I

COMMUNITY DEVELOPMENT PROGRAM TO RENOVATE AND IMPROVE EXISTING RECREATIONAL FACILITIES

Community Development funds are being appropriated to supplement the Proposition J Open Space Acquisition and Park Renovation Fund, by providing additional monies for the improvement and renovation of existing recreational areas. In selecting projects for renovation, the following criteria were considered: (1) the age and condition of the facility; (2) the amount of past local or federal funding to the facility; (3) priority to neighborhoods primarily composed of low and moderate income residents; and (4) projects which have received prior CD funds for planning and will be reaching the implementation state.

The following recreational areas will receive funding in 1978:

MARGARET HAYWARD PLAYGROUND (Western Addition) Construct new recreation building	$200,000
MILTON MEYER RECREATION CENTER (Hunters Point) Renovate recreation building	150,000
CHINESE PLAYGROUND (Chinatown) Renovate polyhedron play apparatus	30,000
HAMILTON POOL (Western Addition) Renovate enclosed swimming pool; modify glass	100,000
ST. MARY'S PLAYGROUND AND RECREATION CENTER (Bernal Heights) Replace children's play apparatus; renovate athletic field	200,000
POTRERO HILL PLAYGROUND AND RECREATION CENTER (Potrero Hill) Replace children's play apparatus in two locations	100,000
PORTSMOUTH SQUARE (Chinatown) Park improvements	50,000
ROLPH PLAYGROUND (Mission) Building replacement	95,000
JACKSON PLAYGROUND (Potrero Hill) Renovate recreation building	100,000
TOTAL	$1,025,000

COMMUNITY DEVELOPMENT PROGRAM TO RENOVATE AND IMPROVE EXISTING RECREATIONAL FACILITIES

1977 PROGRAM Project	Amount	Status
1. Crocker Amazon Clubhouse construction	$180,000	Plans and specifications completed
2. Duboce Park Playground reconstruction	200,000	Planning underway by D.P.
3. Herz Playground Coffman Pool, Playground and building improvements	50,000	Fire damage, additional funding required to restore building
4. Mission Dolores Park Children's Play Apparatus	70,000	Planning underway by D.P.
5. North Beach Playground Children's Play Apparatus	50,000	Planning underway by D.P.
6. Portsmouth Square Children's Play Apparatus	12,000	Planning underway by D.P.
TOTAL 1977	$562,000	

1976 PROGRAM		
1. Garfield Square Protective Lighting	$ 12,000	Contract awarded
2. Rolph P/G, Lighting Rehab. New Bldg. Misc.	47,500 165,000	Completed. To be advertised Feb. 1978
3. Panhandle P/G Rehab.	130,000	Contract awarded
4. Little Hollywood P/G Devl.	25,000	Completed
5. Chinese Rec. Center P/A Rehab.	25,000	Project completed
6. Chinese P/G Lighting Rehab.	34,500	Planning completed

7.	Duboce Park Planning	20,000	Assigned to consultant
8.	Folsom P/G Rehab.	30,000	Project completed
9.	Potrero Hill Rec. Center Bldg. Rehab.	90,000	Contract awarded
10.	Cayuga P/G Bldg. Rehab. & Enlargement	70,000	Project completed
11.	North Beach P/G Lighting	9,000	Project completed
12.	Crocker Amazon P/G Play Area Development	50,000	Planning
13.	Alamo Square P/A Rehab.	10,000	Planning underway by consultant
14.	Chinese P/G Building	205,800	Project construction underway
15.	Jackson P/G	50,000	Planning underway
16.	Golden Gate Park Sharon Bldg. Rehab.	115,000	Bid advertising schedule Jan. 1978
17.	Crocker Amazon P/G Bldg. Plans	16,500	Plans & Specifications
18.	Bayview P/G - additional funds M.L.K. Pool Enclosure	75,000	Completed
	TOTAL 1976	$1,280,300	

1975 PROGRAM

	Project	Amount	Status
1.	Chinese P/G Phase II New bldg.	$ 50,000	Construction underway
2.	Bernal P/G Bldg. Rehab.	30,000	Completed
3.	Excelsior P/G Bldg. Rehab.	26,000	Completed
4.	Portola P/G Bldg. Rehab.	64,000	Completed
5.	Hunters Point Gymnasium Bldg. Rehab.	190,000	Bid advertising in January, 1978
6.	Joseph Lee P/G	90,000	Project completed
7.	Jackson P/G New Bldg.	150,000	Program change
8.	Precita Park Rehabilitation	30,500	Completed
9.	Garfield Sq. & Pool Bldg. Rehab.	35,500	Completed
10.	Crocker Amazon P/G Bldg. Rehab.	17,500	Completed
11.	Bayview P/G M.L.K. Pool Enclosure	550,000	Completed
	TOTAL 1975	$1,233,500	

APPENDIX II

CURRENT GRANTS

	Cost Estimate
1. 1974 State Bonds	
John McLaren Park	
Development	$ 500,000
Golden Gate Park	
Music Concourse Rehabilitation	460,000
Golden Gate Park	
Stow Lake Renovation Huntington Falls Restoration	660,000
Golden Gate Park	
Conservatory Renovation	375,000
Neighborhood Facilities	
Automatic Irrigation	
Funston Playground Margaret S. Hayward Playground Alamo Square	500,000
TOTAL	$ 2,495,000
2. 1976 State Bonds	
John McLaren Park	
Development	$ 500,000
San Francisco Zoo	
Orangutan Exhibit	500,000

		Cost Estimate
2. 1976 State Bonds (Continued)		
Golden Gate Park		
Water System Improvements		$ 600,000
Neighborhood Facilities		
Automatic Irrigation		
Mission Dolores Park Jefferson Square Rossi Playground Rolph Playground		500,000
	TOTAL	$ 2,100,000
3. Historic Preservation Grants		
Golden Gate Park		
Conservatory Rehabilitation		$ 40,000
	TOTAL	$ 40,000
4. Z'Berg-Roberti Urban Impacted Grants		
St. Mary's Playground		
Gymnasium Arson Repair		$ 300,000
Herz Playground		
Arson Repair		200,000
Crocker Amazon Playground		
Athletic Field Lighting and Irrigation		270,000

		Cost Estimate
4.	1976 State Bonds (Continued)	
	Z'Berg-Roberti Urban Impacted Grants	
	Knudsen-Bloom Property	
	Development	$ 769,000
	TOTAL	$ 1,539,000

APPENDIX III

SIX HIGH-NEED NEIGHBORHOODS COMPREHENSIVE EXPENDITURE SCHEDULE

Considerable attention is devoted in both the Comprehensive Plan and the Programs Document on the six high-need neighborhoods designated in the Plan. The following table details expenditures made for renovation or acquisition of new properties in these districts since adoption of the Plan in 1973.

1. Bayview-Hunters Point

a.	Palou-Jennings - New Park - 1972	168,000
b.	Milton Meyer - Play Apparatus - 1972	10,000
c.	Ridgetop Plaza - Development - 1973	150,000
d.	Gilman Playground - Renovation - 1973	16,000
e.	Milton Meyer - Renovation	190,000
	Repairs - 1973	32,000
f.	Gilman Playground - Repairs - 1974	33,000
g.	Bay View Playground - Play Apparatus and Irrigation System - 1974	70,000
h.	Joseph Lee Playground - Rehabilitation - 1975	250,000
i.	Martin Luther King Pool, Bay View P/G - 1976	650,000
j.	South San Francisco Opera House - Two Plazas	200,000
k.	Galvez Playground - New Park, Phase 1	755,000
l.	Ridgetop Park - New Park, Nov. 1977	850,000
m.	Milton Meyer Recreation Center - 1973 Renovate recreation building	150,000
	TOTAL	3,524,000

2. Central City

a.	Minipark at O'Farrell and Larkin Sts. (corner of)	Not acquired
b.	Park site in the Tenderloin (site to be determined)	Not acquired
c.	Development of O'Farrell and Larkin St. site	100,000
	TOTAL	100,000

3. Chinatown

a.	Hyde St. Minipark - Acquisition & Development - 1973	132,600
b.	Minipark - West end of Broadway Tunnel - Development - 1973	35,000
c.	Washington Square - Irrigation System - 1973	20,000
d.	Chinese Recreation Center - Rehabilitation - 1973	33,000
e.	Chinese Playground - New Apparatus - 1974	82,000
f.	Chinese Recreation Center - Play Apparatus - 1975	19,500
g.	Minipark - East End of Broadway Tunnel - 1975	26,000
h.	Chinese Playground - Phase 2 Improvements	400,000
i.	Chinese Recreation Center - Play Apparatus	25,000
j.	Chinese Playground Renovate polyhedron play apparatus	30,000
k.	Portsmouth Square Park improvements	50,000
l.	Portsmouth Square Children's Play Apparatus	12,000
m.	Churchill Alley site for minipark	Not acquired
n.	Development of Churchill Alley	100,000
o.	Portsmouth Square Renovation	15,000
p.	Helen Wills Playground Renovation	170,000
	TOTAL	1,150,000

4. Mission District

a.	Rolph Playground - Lighting Rehab. -	15,000
b.	Garfield Square - Play Apparatus - 1972	45,000
c.	24th St. Mini-park - Acquisition and Development - 1972	82,300
d.	Mission Playground - Play Apparatus, Landscaping - 1974	96,000
e.	Mission Playground - Floodlight Rehabilitation - 1974	26,000
f.	Mission Playground - Pool Rehabilitation - 1975	127,000
g.	Rolph Playground - Children's Play Apparatus - 1975	20,000
h.	Folsom Playground - do - 1975	20,000
i.	Franklin Square - Renovation - 1975	79,000
j.	Precita Park - Renovation	115,000
k.	Jet's Drive-In -site	130,575
l.	Knudsen/Bloom - site	710,000
m.	Juri Street - property	Not acquired
n.	2450 Harrison St. - (gym site)	Not acquired
o.	Development of Jet's Drive-In - site	100,000
p.	Development of Knudsen/Bloom - site	50,000
q.	Rolph Playground - 1978 Building replacement	95,000
r.	Children's Play Apparatus	70,000
s.	Garfield Square - Protective Lighting	12,000
t.	Rolph Playground, Lighting Rehab. New Bldg. Misc.	47,000 165,000
u.	Mission Dolores Park Children's Play Apparatus	70,000
v.	Folsom Playground Rehab.	30,000
w.	Upper Noe Valley Playground Renovation	40,000
x.	Garfield Square - Improvements to Pool and Recreation Building	38,000
y.	Rolph Playground - Renovation - New Recreation Building	212,500
z.	Mission Dolores - Irrigation	150,000
aa.	Rolph Playground	100,000
	TOTAL	2,645,375

5. South of Market

a.	Reno Hotel site	Not acquired

6. Western Addition

a.	Margaret Hayward Playground - Lighting - Rehabilitation 1973	40,000
b.	Panhandle - Irrigation System - 1974	80,000
c.	Buchanan St. Mall - 1974	470,000
d.	Miniparks (WA-2-5 sites 0 - 1975)	284,000
e.	Buena Vista Park - Children's Play Apparatus - 1975	27,000
f.	Koshland Park (gift) Acquisition and Development 1975	500,000
g.	Panhandle - Planning, Children's Area	130,000
h.	Duboce Park - Planning	20,000
i.	Hayes Valley Playground Renovation	80,000
j.	Hamilton Playground Renovation	100,000
k.	Hayward, Margaret S. Playground	50,000
l.	Hamilton Pool - 1978	100,000
m.	Margaret Hayward Playground - 1978	200,000
n.	Duboce Park Plg. Reconstruction	200,000
o.	Alamo Square Renovation	100,000
p.	Buena Vista Park Renovation	100,000
q.	Margaret Hayward - Irrigation	200,000
r.	Raymond S. Kimbell Playground Athletic Field Floodlighting	119,000
	TOTAL	2,800,000

In addition, the Department, since adoption of the Plan, has expended $1,334,000 in other neighborhoods for renovation.

OPEN SPACE/PARK RENOVATION CITIZENS ADVISORY COMMITTEE - 1977-78

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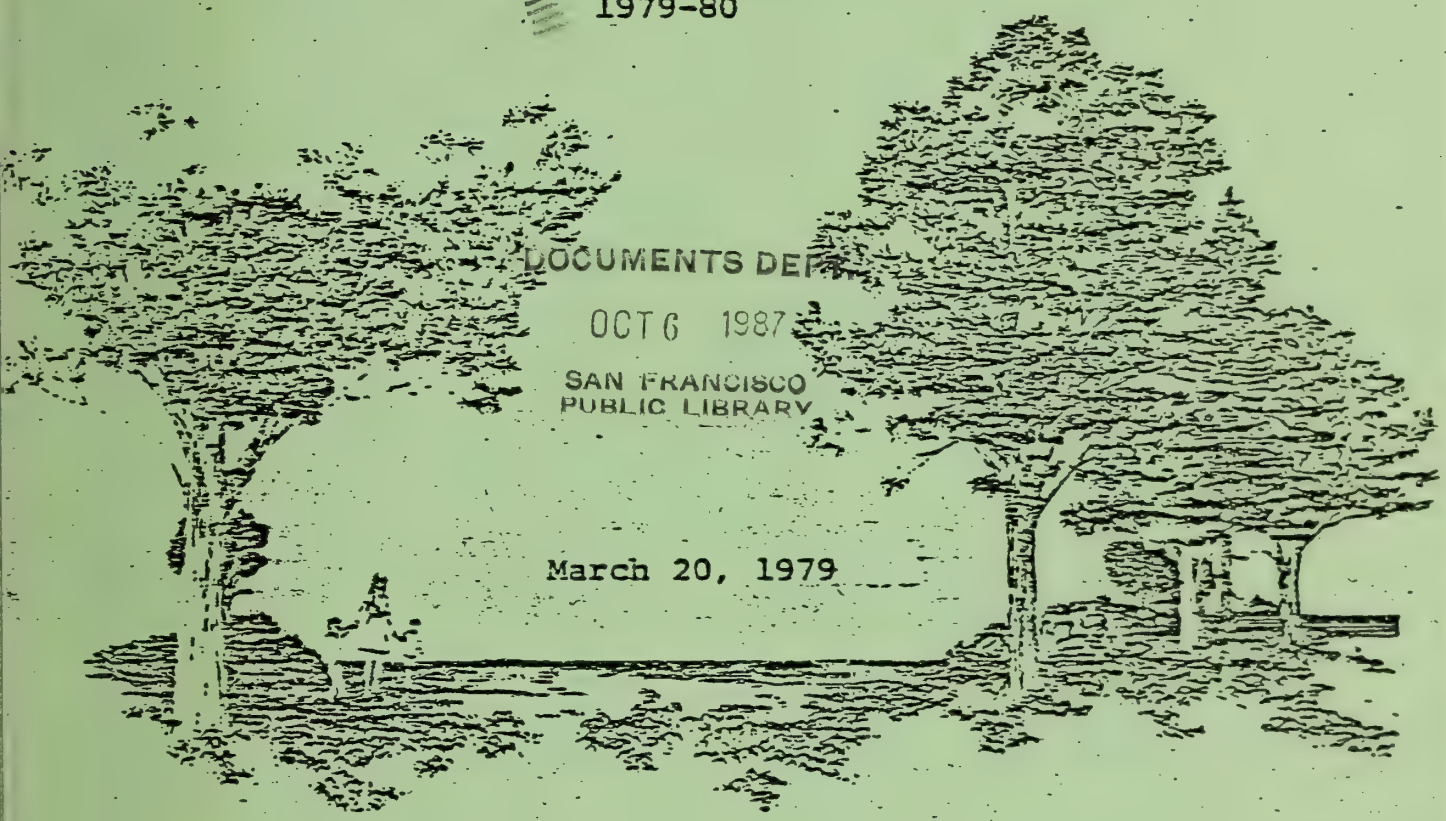
1979-80

GENERAL MANAGER'S REPORT

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

FISCAL YEAR

1979-80



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Prepared by
THE RECREATION AND PARK DEPARTMENT

In Cooperation with
The Department of City Planning

CITY AND COUNTY OF SAN FRANCISCO

March 16, 1979

The Honorable Members
City Planning Commission
Recreation and Park Commission
San Francisco, California

Dear Commissioners:

Transmitted herewith is the fifth recommended expenditure program, Fiscal Year 1979-80, from the Open Space Acquisition and Park Renovation Fund.

Since the passage of Proposition J in November 1974, a great deal of effort has been expended by the Open Space Committee and neighborhoods in implementing the program. Considerable progress, as documented in this report, has been made in the acquiring of property and the renovating of existing recreational facilities.

Particular thanks is due to the Director of City Planning, the Director of Property, the City Attorney, the Director of Public Works and the Controller, together with their respective staffs, as well as members of the Recreation and Park Department staff, for this collaborative effort. Especially significant has been the role of the Citizens Open Space Advisory Committee. The Committee has been both diligent and perceptive.

The two public hearings conducted by the Committee have produced not only a widely based citizen response, but also the framework for the recommendations contained herein.

These recommendations, in my judgement, reflect a continuing effort to provide the citizens of the City with attractive recreation and park facilities that will encourage increased usage.

Very truly yours,

John J. Spring
General Manager

JJS:ms

INTRODUCTION

In November 1974, San Francisco voters passed Proposition J which established a program for acquiring open space, developing new parks and recreational facilities and renovating existing properties under the jurisdiction of the Recreation and Park Department.

One of the salient features of the implementation process was the creation of a Citizens Advisory Committee, consisting of twenty-three members who were appointed by the Board of Supervisors. The function of the Committee is to assist and advise the General Manager of the Recreation and Park Department and the Director of City Planning in establishing priorities for projects eligible for inclusion in the Open Space Program. To this end, the Committee has been instrumental in providing sound recommendations for developing better recreational facilities and parks in the City.

Since the inception of the Open Space Program, the City has authorized ambitiously the acquisition of thirty-three parcels of property for open space projects, twenty-nine renovation projects and thirteen development projects.

I would particularly thank all those concerned San Franciscans who participated in the processes leading to this report and its recommendations.

I. Role of the Citizens Advisory Committee

Following passage of the Charter Amendment that established the Open Space Acquisition and Park Renovation Fund, a Citizens Advisory Committee, consisting of twenty-three members, was appointed by the San Francisco Board of Supervisors to assist and advise the General Manager of the Recreation and Park Department and the Director of City Planning in establishing priorities for projects eligible for inclusion in the program. Since its inception in June 1975, the Committee has actively reviewed neighborhood needs and toured potential sites. The Committee held two public hearings in October 1978 to obtain specific proposals to assist in making its recommendations. Notice of these evening hearings were mailed to over 200 community organizations.

To facilitate its decision-making process, the Committee established three sub-committees: (1) High-Need Neighborhoods; (2) Waterfront, Hilltops and Other Open Spaces; and (3) Renovation. Information reviewed at public hearings was supplemented by background data from the Recreation and Park, City Planning and Real Estate Departments. The full Committee, or an appropriate sub-committee, visited sites discussed by citizens at the two public hearings.

II. Scope of this Report

Section 6.413 of the Charter of the City and County of San Francisco established a program to acquire open space, to develop new park and recreation facilities, and to renovate existing properties under the jurisdiction of the Recreation and Park Department. The Program is financed by the Open Space Acquisition and Park Renovation Fund that is supported by an annual ad valorem tax levy of ten cents per $100 of assessed valuation extending for a period of fifteen years. The Charter requires that the General Manager of the Recreation and Park Department present, at a joint annual meeting of the Recreation and Park Commission and the City Planning Commission, a report "on the implementation of the Recreation and Open Space Programs, on expenditures made from the Open Space Acquisition and Park Renovation Fund, ...on properties developed in the preceding year for recreation uses, (and on) general recommendations of further lands for acquisition, improvement or development."

The Charter states that purchase of property must be consistent with the Recreation and Open Space Element of the Comprehensive Plan and the Recreation and Open Space Programs Document. Hilltops, hillsides, and other open spaces are specifically identified on maps in these documents. Except in high-need neighborhoods, sites not shown in these documents cannot be acquired under the Program unless the Plan Element and Programs Document are amended to include them.

The recommendations in this report reflect a commitment of the Department to evaluate needs of the various neighborhoods through presentations made at the public hearings and in correspondence. In addition, the General Manager and the Committee intends to monitor, as previously, the implementation of the Program and to insure community participation in the planning and development phases of acquired parcels and renovation projects.

The report contains specific recommendations for expenditure of funds for acquisition of hilltops, waterfront area and other open spaces, acquisition and/or development of new facilities in high-need neighborhoods and renovation of existing facilities. The report also explains the rationale and criteria that resulted in the recommendations.

III. Amount of Money Available for 1979-80 Fiscal Year

The City Controller anticipates the money to be available in the fund for the Program's fifth year to be approximately $3,900,000. Income not spent by the end of each fiscal year remains in the fund and is carried forward to the next fiscal year. Monies may be used only for the purposes for which they originally were designated. Interest accrued by the fund is deposited in the fund. The interest is reflected in the Controller's estimate.

IV. Funding Rationale and Strategy

Apart from the renovation recommendations, the General Manager believes that, in the first years of the Program, the best strategy for expenditure of funds is the purchase of as many as possible of the properties specifically recommended for acquisition in the Recreation and Open Space Programs Document, or consistant with the Recreation and Open Space Element of the Comprehensive Plan objectives. This is both allowable under the terms of the Charter and mandated by escalating real property costs in San Francisco.

Allocation of Funds by Expenditure Category

Proposition J set up expenditure categories and established limitations on how much of the Open Space Acquisition and Park Renovation Fund may be spent in each category. The following table shows this.

	ALLOWABLE PROPORTION OF THE FUND			
	15%	10%	Not LESS than 37-1/2%	Not MORE than 37-1/2%
AUTHORIZED EXPENDITURE CATEGORY	Renovation of existing park and recreation facilities--WITH MATCHING FUNDS GIVEN TO THE CITY.	Renovation of existing park and recreation facilities--WITHOUT MATCHING FUNDS.	Acquisition of real property, with at least half the money to be spent in or adjacent to high-need neighborhoods.	Development and maintenance of newly acquired properties; administration of the fund.

Some flexibility in allocating expenditures exists within the major categories and between one category and another, especially:

1. Between acquisition in or adjacent to high-need neighborhoods; acquisition of hilltops, other open spaces and waterfront areas.

2. Between acquisition and development/maintenance administration.

In allocating monies to the specified categories, consideration was given to the prospect that many privately owned sites now in open space might be lost if these properties are not acquired soon. In high-need neighborhoods such opportunities to acquire open sites rarely exist. Therefore, it is likely that improved properties may have to be acquired. In future years properties acquired, especially in high-need areas, will require increased development and maintenance monies from the fund.

It is recommended here, as in previous reports, that at least in the first five years of the Program appropriations follow the following guidelines: 25 percent for renovation of existing Recreation and Park facilities; 25 percent to be allocated for acquisition of hilltops, other open spaces and waterfront areas; 45 percent for acquisition and development of property in high-need neighborhoods, and 5 percent for administration and maintenance. It should be understood that in future years the Open Space Program will increase its budget for maintenance of properties acquired.

March 20, 1979

I. 1979-1980 OPEN SPACE ACQUISITION/PARK RENOVATION PROGRAM RECOMMENDATIONS

TOTAL BUDGET SUMMARY

Waterfront, Hilltops and Other Open Spaces..	$ 675,000
High Need Neighborhoods	$2,200,000
Renovation	$ 925,000
Maintenance/Administration	$ 100,000
TOTAL:	$3,900,000

The Open Space Program budget has four major components:

1. Acquisition and development of sites on the waterfront, hilltop areas, and appropriate park sites in non-high need neighborhoods;

2. Acquisition and development of property within the six high-need neighborhoods designated in the Recreation and Open Space Element of the City's Comprehensive Plan;

3. Renovation of existing Recreation and Park facilities which the Charter mandates at 25% of the annual budget; and

4. Maintenance of properties acquired, and administration of the Program.

It is stressed that no cost estimates are shown for any proposed acquisitions. This is done on the advice of the Real Estate Department and is consistent with previous reports. Acquisition estimates have been based on the best available information, but formal appraisals must be done for all parcels that may be approved for purchase by the Board of Supervisors.

PROGRAM CRITERIA

A. Waterfront, Hilltops and Other Open Spaces

(1) Local community support;

(2) Suitability for recreational development;

(3) Inaccessibility of existing recreational facilities near recommended new acquisitions;

(4) Prospect of future development.

B. High-Need Neighborhoods

(1) Where are the greatest unmet needs for recreational and open space sites?

(2) What are the areas of greatest population density?

(3) What has been planned and funded in the past and for the near future?

(4) What requirements must be met for relocating existing residents or businesses?

C. Renovation

(1) Existence of a safety or health hazard;

(2) Intensity of utilization of a facility;

(3) Length of time since improvements were made;

(4) Extent to which renovation will increase usability;

(5) Need for repair of damage (intentional and accidental);

(6) Aesthetic enhancement;

(7) Balance of renovation efforts throughout the City.

A. Waterfront, Hilltops and Others $ 675,000

1. Transfers from the Department of Public Works:
   All recommended transfers of surplus DPW land can be achieved without cost to the Open Space Program.

   a. Peru Avenue, between Athens & Valmar Terrace. (Outer Mission)

   b. Pfeiffer Street, east of Grant Avenue. (Telegraph Hill)

   c. Franconia Street, between Montcalm & Rutledge Streets. (Bernal Heights)

2. Transfer from School Department, portion of Kearny Street, between Filbert & Greenwich.

3. Acquisition of Property at 236 Monterey Boulevard, known as Sunnyside Conservatory:

   This property, which is the only acquisition recommended in other than high need neighborhoods, is immediately threatened with development and is characterized by many mature trees, including some rare palms.

4. Planning & Development Project:

   a. Planning of city-wide trail system to link parks, open spaces, and hilltops ..... $ 50,000

   b. Columbus Circle, foot of Columbus Avenue at Beach Street (No.Beach)... $ 50,000

   c. Francisco Street steps, end of 200 Block (Telegraph Hill) ..... $ 50,000

   d. Kelloch-Velasco Park (Visitacion Valley) ..... $ 100,000

   e. 1340 Clay Street (Nob Hill) ..... $ 75,000

   f. Noe and Beaver Street Park (Duboce & Triangle) ..... $ 75,000

   g. Lathrop and Tacoloma Park (Little Hollywood) ..... $ 50,000

   h. Seward Street Mini-Park extension (Eureka Valley) ..... $ 10,000

i. Boylston Street Park Site, Gavin and Boylston Streets (Portola District) ..... $ 75,000

j. Peru Street Mini-Park (Outer Mission) .... $ 50,000

B. High Need Neighborhood $2,200,000

1. Acquisition:

a. Central City.
Additional funding is required to purchase a park site in the Central City - or Tenderloin. Community organizations, working with the Department, have recommended the southwest corner of Taylor and Ellis Streets. This project contributes importantly to the Mayor's strategy of concentrating public resources so that this Central City neighborhood can be upgraded. If this appropriation, combined with those recommended in previous years, exceeds the amount needed for acquisition, the money should be applied toward development.

b. Chinatown.
Additional funds to acquire the parksite at Churchill Alley and Vallejo Street. Because of the high cost of this property, it has been necessary to include acquisition moneys in all previous programs. It is anticipated that the amount recommended herein will be sufficient for the project. The Churchill Alley site originally identified in a Federal study of Chinatown special recreation needs, has the very strong support of community groups.

c. Chinatown.
Last year's program recommended purchase of a site on Washington, between Hyde and Leavenworth Streets (Block 187, Lots 12, 13). The amount recommended herein is required to complete the acquisition. Any surplus funds should then be utilized for development.

2. Planning and Development:

a. Mission District .....$ 100,000
Land and building has been acquired at 2450 Harrison Street for conversion to a badly needed gymnasium for the Mission District. This amount will augment substantial State and Federal grants for the property's development.

b. South of Market .....$ 300,000
The Real Estate Department is in the process of acquiring land on 6th Street at Folsom. The site was recommended by community organizations. This sum is needed for development of the property.

c. Bernal Heights .....$ 100,000
This sum is needed for the landscape development of Coso Square and further improvements to the Esmeralda Corridor.

C. Renovation ..... $ 925,000

1. Murphy Playground - $110,000
1960 Ninth Avenue; .486 acres
a. Children's play apparatus- $80,000
b. Resurface three tennis courts and 1 basketball court - $30,000

2. Merced Heights Playground - $105,000
Bixby and Shields - 1.033 acres
a. Play apparatus - $60,000
b. Resurface 1 basketball and 1 tennis court and repair fences - $45,000

3. Ocean View Recreation Center - $30,000
Capital Avenue & Montana St. - 10.285 acres
a. Protective lighting around gymnasium and recreation center.

4. Brooks Property - $50,000
373 Ramsell Street - .803 acre
a. Landscape improvements, play apparatus, portable toilet rental.

5. Randolph-Bright Mini-Park - $20,000
a. Landscape and play apparatus renovation; provide mural.

6. Lakeview-Ashton Open Space - $5,000
Provide viewing area and benches.

7. Noe Valley Courts - $110,000
24th Street and Douglass - .925 acre

a. Additional funding required to finance completed plans and specifications; plan concept is to improve apparatus area, install extensive landscaping and resurface courts for a complete renovation and change in character of unit.

8. Alice Chalmers Playground - $75,000
670 Brunswick Street - 1.7 acre

a. Replace existing children's play apparatus.

9. Washington Square - $20,000
Filbert and Stockton Streets - 2.261 acres

a. Providing additional play apparatus in NW corner.

10. Lafayette Square - $125,000
Washington and Laguna Streets - 11.487 acres

a. Children's apparatus $90,000
b. Resurface tennis court and pathway improvements $23,000
c. Renovate restroom $12,000

11. South Sunset Playground - $115,000
40th Avenue near Vicente - 3.6 acres

a. Play apparatus - $75,000
b. Bleacher renovation $20,000
c. Fence replacement $20,000

12. Mission Playground - $45,000
19th and Linda Streets - 1.2 acre

a. Resurface tennis court.

SUB-TOTAL:	$	810,000
CONTINGENCY RESERVE:	$	75,000

SPECIAL RECOMMENDATION:

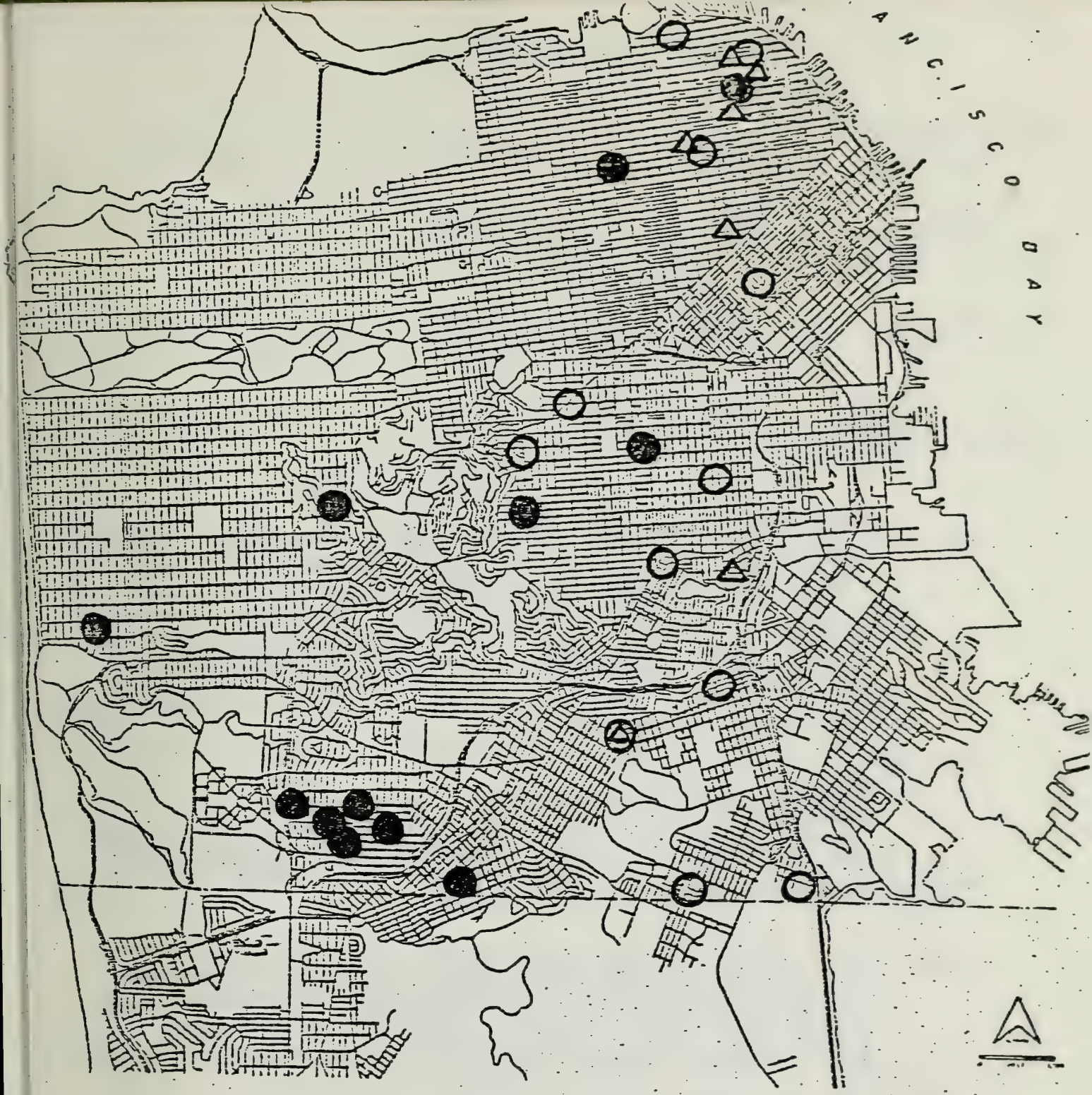
13. Dutch Windmill, Golden Gate Park - $40,000

HUD recently deleted funds from the City's Community Development application to complete the renovation of the Dutch (or North) Windmill in Golden Gate Park. While this item was recommended to the Committee by interested citizens last year, the Committee has followed the policy of utilizing all renovation money for improvements to neighborhood facilities. Thus there have been no expenditures to date from the Open Space Program on Golden Gate Park, the Zoo, or John McLaren Park. However, I feel that this project should be funded because of the very broad community support it enjoys. I would note that none of the renovation projects recommended by the Committee have been deleted. Since the Committee's deliberations, it was discovered that the 25% requirement for renovation is greater than was anticipated. I have separated this recommendation from the others listed under "Renovation" so that your honorable commissions could clearly focus on this issue.

TOTAL RENOVATION:	$	925,000

D. Administration and Maintenance $ 100,000

This item includes maintaining properties already purchased, fees required by Real Estate and Public Works Departments, reproduction, postage, etc.



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LEGEND:

- Renovation
- Acquisition/Transfer
- Development

NOTES:

1. The Renovation Subcommittee adopted a policy which I endorse of not funding projects where significant renovation monies remain unexpended. It was felt that the program should identify the largest possible number of projects in as wide a variety of neighborhoods as possible. Therefor, no additional monies are recommended this year for Douglass Playground, which has a committed sum of $210,000, or Upper Noe Playground, which has remaining $75,000.

2. The emergency proclamation passed after passage of Proposition 13, deleted the Open Space budget and 85% funding level was restored only in the closing days of 1978. This has caused a six-month delay in existing projects approved last year.

3. As a result of the aforementioned budget reduction, the permanent positions of Open Space Coordinator and supporting clerical staff, have been eliminated. Accordingly, this year's report is in a more abbreviated form than its predecessor.

SUMMARY OF ACQUISITIONS

Property	Location	Acreage	Purchase Price/ Status
Berkeley Way (75-6)	Berkeley Way Glen Canyon	0.87	$64,000
Billy Goat Hill (76-7)	Castro & 30th Diamond Heights	4.10	129,600
Churchill Alley (75-6) (77-8) (78-9)	Churchill Alley & Vallejo St. Chinatown	0.48	Purchase offer made to owner
Columbia Square (77-8)	Foot of Columbus Avenue Fisherman's Wharf	0.25	97,000
Diamond Hts. Lots (77-8)	Various Locations	3.50	400
Duncan & Castro (77-8) (78-9)	Upper Noe Valley	1.00	126,000
Ellis & Taylor (77-78) (78-79)	Central City	0.70	Appraisal completed
Dorothy Erskine Park (Martha Hill) (75-6)	Baden & Martha	1.30	198,000
Esmeralda Corridor (78-9)	3235-3249 Mission Street	0.85	Appraisal in process
Francisco Steps (78-9)	200 Francisco St. North Beach	0.10	DPW transfer requested
Golden Gate Hts. (77-8)	Noriega & 15th Avenue	0.50	Partially acquired
Grandview Park Extension (75-6) (78-9)	Moraga & 14th Ave. Golden Gate Hts.	2.70	Partially acquired

Property	Location	Acreage	Purchase Price/ Status
India Basin (78-9)	Hunter's Point & So. Bayshore (at Shoreline)	5.00	Joint City/priva development in planning stage
Juri Commons (77-8)	Guerrero & 26th Mission	0.26	$62,400
Kearny St. Steps (78-9)	Between Vallejo & Fresno Sts. North Beach	0.10	DPW transfer requested
Kelloch-Velasco (76-7)	Block at Kelloch & Velasco Sts. Visitacion Valley	1.75	225,000
Kite Hill (75-6)	19th St., Yukon & Corwin Upper Castro	2.30	Partially acquired
Knudsen-Bloom (75-6)	Army & Potrero Mission	4.60	710,000
Lakeview-Ashton (76-7)	Ocean View	0.50	37,550
Lathrop-Tacoloma (76-7)	Little Hollywood	1.00	100,000
Noe & Beaver (78-9)	Duboce Triangle	0.25	Appraisal requested
O'Farrell & Larkin (75-6)	Central City	0.20	Condemnation complaint filed December 1978
Reno Hotel (75-6) (78-9)	6th St. near Folsom South of Market	0.72	In process of acquisition
Rickard Street (77-8)	Gaven & Boylston Portola	0.25	DPW transfer requested

Property	Location	Acreage	Purchase Price/ Status
Seward Street (77-8)	Upper Noe Valley	0.23	Purchase offer made to owner
I. M. Scott School (78-9)	Tennessee btwn. 20th & 22nd Sts.		Lease agreements requested from Board of Educatio
Surplus Property Fund (78-9)	Various lots	5.00	In process of transfer
Tank Hill (76-7)	Clarendon at Twin Peaks Blvd.	2.80	$650,000
1340 Clay (77-8) (78-9)	Clay & Washington Nob Hill	0.28	Private appraisal in process
2450 Harrison St. Building (77-8)	Mission	0.40	190,000
Harrison St. Lots (78-9)	Adjacent to 2450 Harrison	0.25	Appraisal requested
Valencia-Cunningham (75-6)	Mission	0.23	130,575

DEVELOPMENT SUMMARY

Property	Status
Columbia Square	Assigned to D.P.W.
Francisco Street Steps	Assigned to D.P.W.
Juri Commons	Assigned to D.P.W.
Kearny Street Steps	Assigned to D.P.W.
Kelloch-Velasco	Assigned to Baronian & Danielson
Kite Hill	Assigned to Forscutt, Noyola & Abels
Knudsen-Bloom	Assigned to Esherick Homsey Dodge & Davis
Reno Hotel Site	Acquisition Pending
Rickard Street Property	Assigned to D.P.W.
I. M. Scott School	Lease Pending
1340 Clay Street	Appraisal in Process
2450 Harrison Street	Assigned to Del Campo & Associates

	Preliminary Cost Estimate
ALAMO SQUARE (77-8)	
Resurface tennis court, renovate picnic areas, rehabilitate children's play area	$100,000
Status: Tennis court work completed July 13, 1978. Rehabilitation planning and design assigned to T. Downey & Associates - substantially completed. Advertising scheduled for March or April 1979.	
APTOS PLAYGROUND (76-7)	
Renovation	15,000
Status: Completed December 7, 1977	
BALBOA PARK (78-9)	
Rehabilitate children's play area	100,000
BUENA VISTA (77-8)	
Phase I - design study, erosion control, rehabilitate children's play area and other improvements	100,000
Status: Tennis court resurfacing completed July 13, 1978. Rehabilitation planning and design assigned to G. Eckbo.	
Phase II (78-9) - rehabilitate specific areas of the park, including landscaping	100,000
CAMPBELL-RUTLAND MINI-PARK (75-6)	
Install benches and make improvements	8,000
Status: Completed November 13, 1977	

	Estimate
DOUGLASS PLAYGROUND (77-8)	
Install additional benches and trash containers, miscellaneous improvements	$ 10,000
Status: Project combined with 1978-79 project.	
(78-9) Rehabilitate hillside area, resurface court area and renovate clubhouse	100,000
EUREKA VALLEY (77-8)	
Install irrigation system for baseball field and rehabilitate children's play area	65,000
Status: Construction underway	
EXCELSIOR PLAYGROUND (77-8)	
Rehabilitate children's play area and provide new play apparatus	40,000
Status: Assigned to R. Schadt for planning and design.	
FUNSTON PLAYGROUND (75-6)	
Improve children's play area	100,000
Status: Plans and design underway - assigned to Freebairn-Smith A/A.	
GLEN PARK PLAYGROUND (75-6)	
Renovate recreation center	200,000
Status: Completed April 25, 1978	
(78-9) Provide tennis court lighting and rehabilitate baseball backstop and bleachers	50,000
Status: Planning and design of tennis court lighting completed. Advertising scheduled for January or February 1979.	

	Estimate
HAMILTON PLAYGROUND (76-7)	
Renovate recreational building which would include kitchen area	$100,000
Status: Completed December 13, 1978	
HAYES VALLEY PLAYGROUND (75-6)	
Rehabilitate children's play area, resurface basketball court and paint building	80,000
Status: Completed October 11, 1977	
HAYWARD, MARGARET S. PLAYGROUND (76-7)	
Renovate children's play area and miscellaneous work	100,000
Status: Completed May 11, 1978	
HERZ PLAYGROUND - COFFMAN POOL (76-7)	
Rehabilitate screens and miscellaneous work	50,000
Status: Project was deferred for additional funding because of fire damage. Advertising scheduled for February 1979.	
HOLLY PARK (76-7)	
Renovation of children's play area	40,000
Status: Completed July 21, 1978	
(77-8) Install irrigation system for baseball field, resurface basketball and tennis courts and rehabilitate baseball field	75,000
JULIUS KAHN (77-8)	
Rehabilitate one children's play area	50,000
Status: Completed December 6, 1978	

	Preliminary Cost Estimate
NOE VALLEY TENNIS COURTS (75-6)	
Renovate entire facility	$100,000
Status: Assigned to Lanier and Sherrill for planning and design. Construction bid in April 1978 exceeded available funding. Additional funding requested.	
PORTOLA PLAYGROUND (77-8)	
Rehabilitate children's play area	60,000
Status: Completed December 27, 1978	
PORTSMOUTH SQUARE (75-6)	
Install additional benches and shelters for the elderly	15,000
Status: Completed October 4, 1977	
POTRERO HILL PLAYGROUND (77-8)	
Rehabilitate recreation center	50,000
Status: Substantially completed	
ROCHAMBEAU PLAYGROUND (76-7)	
Renovation of children's play area and miscellaneous work	80,000
Status: Completed August 17, 1978	
ROSSI PLAYGROUND (77-8)	
Rehabilitate children's play area	100,000
Status: Planning and design completed. Low bid exceeded available funds.	
ST. MARY'S PLAYGROUND (78-9)	
Rehabilitate recreation building and provide additional fencing	125,000
Status: Planning and design for recreation building underway.	

	Preliminary Cost Estimate
STERN GROVE (76-7)	
Renovation of children's play area	$ 50,000
Status: Completed November 6, 1978	
SUNSET HEIGHTS PARK (78-9)	
Rehabilitate children's area	75,000
UPPER NOE PLAYGROUND (75-6)	
Rehabilitate children's play area	40,000
Status: Completed June 30, 1978	
(78-9) Provide a durable windscreen on the west side of the court, resurface and level the tennis court, and provide night lights for tennis court and basketball courts	75,000
VISITACION VALLEY PLAYGROUND (75-6)	
Extend height of existing fence along Coro Street	15,000
Status: Completed April 29, 1977	
WEST SUNSET PLAYGROUND (76-7)	
Renovation of children's play area	75,000
Status: Completed November 6, 1978	
WILLS, HELEN PLAYGROUND (75-6)	
Renovate facility, including improved children's play area and space for elderly	100,000
Status: Construction underway	
(77-8) Phase II - Continued renovation of the playground	70,000
(78-9) Phase III - Continued renovation of the playground	75,000

CONTINGENCY RESERVE

1976-77	$100,000
1977-78	30,000
1978-79	75,000
TOTAL CONTINGENCY	$205,000

SF
228
3
1980-81

GENERAL MANAGER'S REPORT

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

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FISCAL YEAR 1980-81

JULY 1, 1980

Prepared by
THE RECREATION AND PARK DEPARTMENT

In Cooperation with
The Department of City Planning

CITY AND COUNTY OF SAN FRANCISCO

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July 1, 1980

The Honorable Members
City Planning Commission
Recreation & Park Commission
San Francisco, California

Dear Commissioners:

Transmitted herewith is the recommended Open Space expenditure program for fiscal year 1980-81. This report is the sixth since voter approval of the Open Space Acquisition and Park Renovation Fund.

Since the passage of Proposition J in November, 1974, a great deal of effort has been expended by the Open Space Committee and neighborhoods in implementing the program. Considerable progress, as documented in this report, has been made in the acquisition of property and the renovation of existing recreational facilities.

Particular thanks is due to the Director of City Planning, the Director of Property, the City Attorney, the Director of Public Works and the Controller, together with their respective staffs, as well as members of the Recreation & Park Department staff, for this collaborative effort. Especially significant has been the role of the Citizens Open Space Advisory Committee. The Committee has been both diligent and perceptive.

As you are aware, your joint meeting mandated by the Charter, has been scheduled at a later date than in previous years. The reason for this was to better ascertain the City's financial posture for the new fiscal year which begins today. Mayor Feinstein was, in large part, successful in securing additional funds to maintain City services and close the estimated $126 million shortfall. Additionally, the defeat of State Proposition #9 protected State assistance for the City & County. Accordingly, the Mayor has recommended full funding for the 1980-81 Open Space Program.

I am pleased to advise you that yesterday the Board of Supervisors gave final passage to a supplemental appropriation in the amount of $489,203 from previous years' accrued interest. This permits funding of reduced renovation projects in the 1979-80 Program (see Addendum IV of report) and additional monies needed for the construction of the Kelloch-Velasco project in Visitacion Valley.

The recommendations contained in this report in my judgment contribute importantly to the ongoing objectives of the Open Space Program. Without the Open Space Program San Francisco would be hard pressed to address the unmet needs of its citizens or to improve the quality of its existing parks and recreation facilities.

Very truly yours,

Thomas Malloy

Thomas Malloy,
General Manager
Recreation & Park Department

TM:jh

INTRODUCTION

A. SAN FRANCISCO OPEN SPACE ACQUISITION AND PARK RENOVATION PROGRAM

In November 1974 San Francisco voters passed Proposition J, now Section 6.413 of the Charter of the City and County of San Francisco, which established a program to acquire open space, to develop new park and recreation facilities, and to renovate existing properties under the jurisdiction of the Recreation and Park Department. The Open Space Acquisition and Park Renovation Fund finances the program by an annual ad valorem tax levy of ten cents per $100 of assessed valuation extending for a period of fifteen years.

The Charter requires that the General Manager of the Recreation and Park Department present, at a joint annual meeting of the Recreation and Park Commission and the City Planning Commission, a report "on the implementation of the Recreation and Open Space Programs, on expenditures made from the Open Space Acquisition and Park Renovation Fund, ...on properties developed in the preceding year for recreation uses, (and on) general recommendations of further lands for acquisition, improvement or development."

B. ROLE OF THE CITIZENS ADVISORY COMMITTEE

Following passage of the Charter Amendment that established the Open Space Acquisition and Park Renovation Fund, a Citizens Advisory Committee, consisting of twenty-three members, was appointed by the San Francisco Board of Supervisors to assist and advise the General Manager of the Recreation and Park Department and the Director of City Planning in establishing priorities for projects eligible for inclusion in the program.

Every year since its formation, the Committee has held a series of public hearings, received correspondence from the public, and visited proposed sites in order to assess accurately the open space/renovation needs of San Francisco's neighborhoods. To facilitate its decision-making process the Committee established three sub-committees: (1) High-Need Neighborhoods; (2) Waterfront, Hilltops, and Other Open Spaces; and (3) Renovation. In addition, the Committee gathered background data from the Recreation and Park, City Planning, and Real Estate Departments and the Department of Public Works to make the soundest recommendations regarding the expenditure of the Fund. Finally, the Committee continues to monitor the implementation of the program and insures community participation in the planning and development phases of acquired parcels and renovation projects.

C. GUIDELINES FOR ACQUISITION, DEVELOPMENT, AND RENOVATION DURING THE FIRST FIVE YEARS OF THE OPEN SPACE PROGRAM

Due to the ever increasing cost of real estate in the first five years of the Program, the Committee has recommended that a major proportion of the Fund, up to the maximum 37½ percent allowable by the Charter, be allocated to purchase of land both in the high-need category and in the waterfront, hilltop, and other open spaces category.

Developing recreation and park facilities in San Francisco's six high-need areas, designated in 1973 by the Open Space Element of the Comprehensive Plan, has been the most ambitious and costly of the Fund's projects. Acquisitions in these neighborhoods, Central City, Chinatown, Bayview-Hunter's Point, the Western Addition, South of Market, and the Mission, have often required banking funds each year for later acquisition of specific parcels of land. Now, after five years of acquisition and planning, San Francisco is in sight of its goal, set out in the Comprehensive Plan, of offering to every city neighborhood extensive and well-developed open space and recreation facilities.

Acquisition of waterfront, hilltop, and other open space also has been guided by the Comprehensive Plan. The Charter states that purchase of property must be consistent with the Recreation and Open Space Element of the Comprehensive Plan and the Recreation and Open Space Programs Document. Hilltops, hillsides, and other open spaces are specifically identified on maps in these documents. And except in high-need neighborhoods, sites not shown in these documents cannot be acquired under the program unless the Plan Element and Programs Document are amended to include them. In face, the Open Space Fund after five years has acquired or is in the process of acquiring almost every identified parcel.

For renovation projects, the Committee has been strongly guided by public testimony on neighborhood needs, not only at its public hearings but also during on-site tours. Reports from the Recreation and Park Department and from the Department of Public Works on the condition of various facilities have also been helpful. Over thirty renovation projects have been undertaken by the Program in its first five years and sixteen more are proposed for the 1980-81 budget.

D. ALOOCATION OF FUNDS

The Charter allocates specific percentages of each year's budget to authorized expenditure categories as shown by the following table:

	ALLOWABLE PROPORTION OF THE FUND			
	15%	10%	Not LESS than 37½%	Not MORE than 37½%
AUTHORIZED EXPENDITURE CATEGORY	Renovation of existing park and recreation facilities--WITH MATCHING FUNDS GIVEN TO THE CITY.	Renovation of existing park and recreation facilities--WITHOUT MATCHING FUNDS.	Acquisition of real property, with at least half the money to be spent in or adjacent to high-need neighborhoods.	Development and maintenance of newly acquired properties; administration of the fund.

The Charter further states that "at any time after the end of five years, the proportion of funds to be used for acquisition as herein set forth may be modified by the Board of Supervisors." Two points about the current budget indicate that the time has come to revise the acquisition expenditure category.

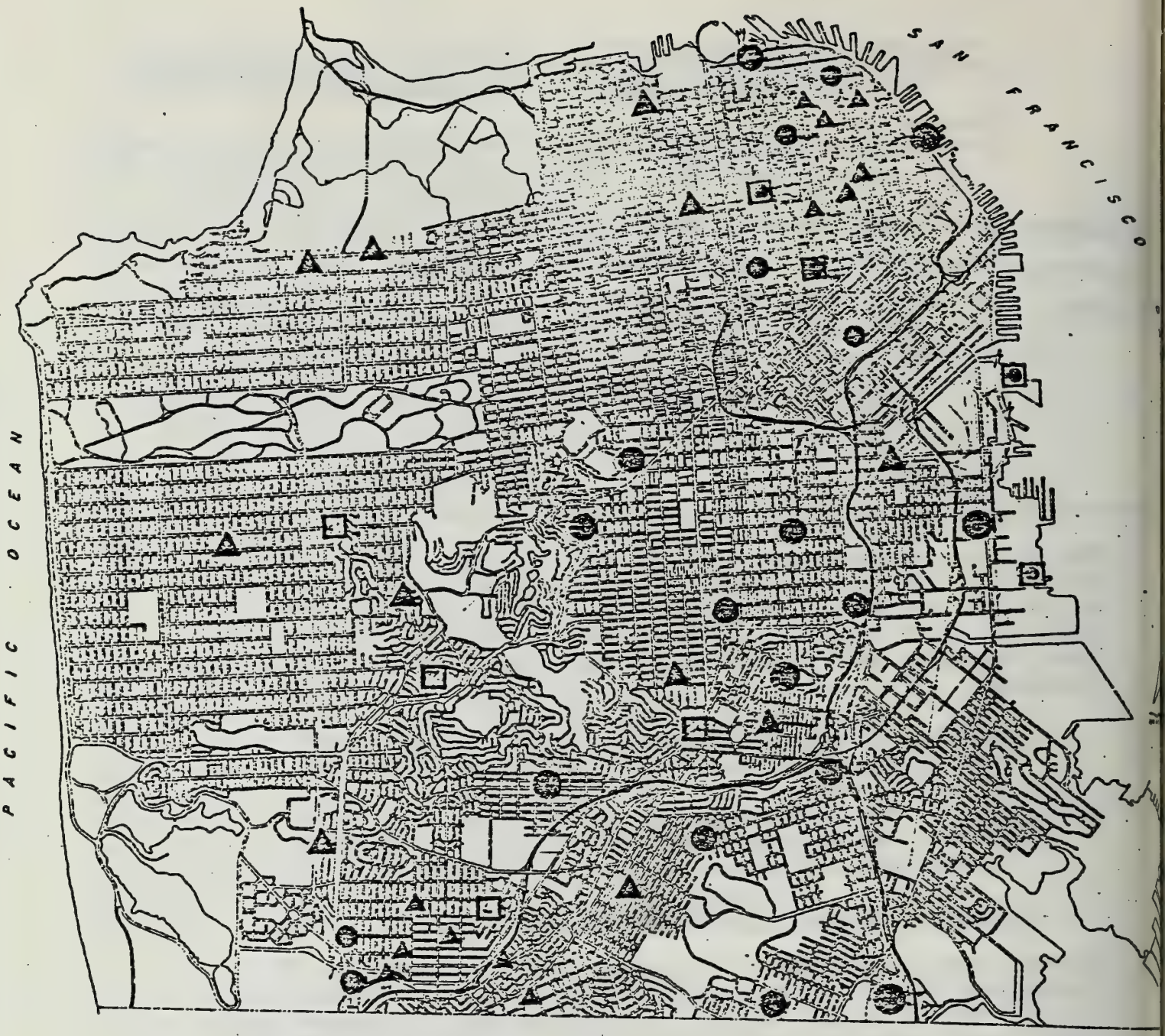
1. In the 1980-81 budget, the proposed acquisition expenditure is short of the allowable percentage.

2. The proposed maintenance category has for the first year assumed a sizeable role in the budget, though remaining within the 37½ percent allowed.

E. 1979-80 OPEN SPACE FUND BUDGET CUTS

At the time of the May 1979 proclamation of a State of Emergency, the 1979-80 Open Space Fund was cut from $3,900,000 to $1,900,000 or to approximately 45 percent of that year's total budget. As a result, the Committee was forced to delete a number of projects from the Open Space Program. Now, however, all those deferred projects have been reinstated in the Open Space Program. They will be funded in the following manner:

1. The Committee voted to apply the accrued interest of the Open Space Fund from 1975 to 1979 to all renovation projects deleted from the 1979-80 Program. (See Addendum)



80-81 PROJECT MAP

1980-81 OPEN SPACE RENOVATION, DEVELOPMENT & ACQUISITION PROGRAM

LEGEND:

- ▲ Renovation
- ● Development
- ■ Acquisition/Transfer

(See Program for Project Locations and Proposals)

2. The Committee voted to restore all WHO projects deleted from the 1979-80 Program by including them in the WHO expenditure category of the 1980-81 Open Space budget.

F. FUTURE PLANNING

The Committee recommends that the 1979-80 and 1980-81 interest on the Open Space Fund be used to complete waterfront, hill-top, and other open spaces acquisitions.

The Committee further recommends that in considering new priorities for the second five years of the Program, as allowable by the Charter, the following ought to be evaluated:

1. that a larger proportion of the Fund should be allocated to the maintenance and development expenditure category;

2. that the yearly interest should be applied to a specific expenditure category and/or act as an emergency fund for small repairs of broken or vandalized equipment at recreation facilities across the city.

April 1, 1980

II 1980-81 OPEN SPACE ACQUISITION/PARK RENOVATION CITIZENS ADVISORY COMMITTEE PROGRAM RECOMMENDATIONS

A. TOTAL BUDGET SUMMARY:

1. RENOVATION	$ 952,409
2. HIGH-NEED ACQUISITION, DEVELOPMENT	1,750,000
3. WATERFRONT, HILLTOPS, OTHER OPEN SPACES	690,000
4. MAINTENANCE AND ADMINISTRATION/ REAL ESTATE	807,591
TOTAL 1980-81 FUND	$4,200,000

B. 1980-81 RENOVATION PROJECTS:

1. BERNAL PLAYGROUND ..... $ 134,000
(Bernal Heights)
Repair retaining wall, resurface playground.

2. CAYUGA RECREATION CENTER.....$ 10,000
(Excelsior-Crocker Amazon)
Ventilation, insulation.

3. COIT TOWER..... 27,000
(Telegraph Hill)
Replace leaking roof.

4. CHINESE PLAYGROUND..... 8,000
(Chinatown)
Replace sand.

5. EXCELSIOR PLAYGROUND..... 60,000
(Excelsior)
Additional funds for development.

6. HEAD STREET MINI-PARK..... 20,000
(OMI)
Repair and expand facility.

7. HUNTINGTON PARK..... 100,000
(Nob Hill)
Renovate park; repair fountain.

8. JACKSON PLAYGROUND..... 10,000
(Potrero Hill)
Resod turf (in conjunction with OCD financed renovation).

9. J.P. MURPHY PLAYGROUND..... 10,000
(Sunset Heights)
Additional funds to complete resurfacing.

10. JUNIPERO SERRA PLAYGROUND..... 100,000
(Lakeside)
Renovate play areas, structures, resurfacing.

11. MOUNTAIN LAKE PLAYGROUND..... 125,000
(Inner Richmond)
Renovate and expand play area.

12. NORTH BEACH PLAYGROUND..... 40,000
(North Beach)
Expand play area, renovate play structures.

13. OCEANVIEW PLAYGROUND..... 25,000
(OMI)
Install Parcourse, Seniors' game tables, benches.

14. RICHMOND PLAYGROUND.....$ 195,000
(Richmond)
Renovate play apparatus; resurface courts; add protective lighting.

15. UPPER NOE PLAYGROUND..... 25,000
(Upper Noe)
Additional funds to complete renovation.

CONTINGENCY RESERVE..... 63,409

Committee recommends large contingency reserve due to high rate of inflation.

TOTAL RENOVATION.....$ 952,409

C. <u>1980-81 HIGH-NEED ACQUISITION, DEVELOPMENT PROJECTS</u>:

1. CENTRAL CITY.....$ 310,000
3 lots purchased, 3 more in process.
Funds for planning and development.

2. CHURCHILL ALLEY..... 500,000
Funds for planning the park/parking and for development.

3. HARRISON STREET GYM..... 350,000
Matching funds for federal grant for development.

4. JURI COMMONS PARK..... 40,000
Funds for design.

5. KNUDSEN-BLOOM PARK..... 100,000
Funds to complete development.
(Note: if SF matching funds for Harrison street are less than budgeted, surplus designated to complete Knudsen-Bollm.)

6. O'FARRELL-LARKIN..... 50,000
Funds to complete planning and design.

7. RENO HOTEL SITE..... 300,000
Funds for planning and development.

8. WASHINGTON AND HYDE SITE..... 100,000
Additional funds for acquisition, planning and design, demolition.

TOTAL HIGH NEED $1,750,000

D. 1980-81 WATERFRONT, HILLTOP, OTHER OPEN SPACE PROJECTS (WHO):

1. ARLINGTON TRIANGLE..... -0-
(Glen Park)
Transfer of surplus DPW property.

2. BERNAL HEIGHTS BOULEVARD.....$ 10,000
(Bernal Heights)
Plan joggers' path; pedestrian safety improvements.

3. CHESTER STREET MINI-PARK..... 20,000
(Ingleside)
Buy and install play structure; secure use agreement from DPW.

4. EDGEHILL MOUNTAIN..... -0-
(West Portal)
Site merits inclusion in Open Space Element of Comprehensive Plan.

5. GOLDEN GATE HEIGHTS..... -0-
(Sunset)

General Manager recommends deletion of this parcel from the City's Masterplan.

6. I.M. SCOTT PLAYGROUND..... 25,000
(Potrero Hill)
Funds to develop playground behind new center.

7. JOSIAH RIDGE..... -0-
(OMI)
The Committee recommends that this site merits inclusion in the Open Space Element of the Comprehensive Plan for its open space aspects and as a pedestrian corridor. Secure use agreement from DPW.

8. KELLOGH-VELLASCO PARK..... 125,000
(Visitacion Valley)
Funds to complete development.

9. MONTEREY CONSERVATORY..... 10,000
(Sunnyside)
Funds for planning and design.

10. NORTHEAST WATERFRONT..... 100,000
Funds to plan and develop recreation/fishing facilities at Pier 7 and/or other waterfront sites upon approval.

11. WARM WATER COVE..... -0-
(Potrero-Industrial City)
The Committee requests that the Real Estate Department investigate the feasibility of acquiring private land north of the present park in order to allow access for fishing.

12. AGUAVISTA PARK..... -0-
(China Basin-Mission Rock)
The Committee requests that the Real Estate Department attempt to secure a use agreement from the Port Authority to landscape the esplanade.

TOTAL $ 290,000
(WHO con't)

1979-80 WHO PROJECTS

The Committee voted to restore all WHO projects deleted from the 1979-80 budget to the Open Space Program by including them in the 1980-81 WHO expenditure category. They are as follows:

1. COLUMBUS CIRCLE.....$ 50,000
(Fisherman's Wharf)
Design and development.

2. FRANCISCO STEPS..... 50,000
(Telegraph Hill)
Design and development.

3. LITTLE HOLLYWOOD..... 75,000
(SE San Francisco)
Design and development.

4. NOE-BEAVER MINI-PARK..... 75,000
(Upper Market)
Design and development.

5. PERU STREET WALKWAY..... 50,000
(Excelsior Heights)
Design and development.

6. BOYLSTON-GAVIN MINI-PARK..... 75,000
(Portola District)
Design and development.

7. SEWARD STREET MINI-PARK..... 15,000
(Eureka Valley)
Design and development.

8. CITYWIDE TRAILS SYSTEM.....$ 10,000

TOTAL WHO.....$ 690,000

E. MAINTENANCE

The Committee, through the Recreation and Park Department General Manager, requested an estimate of funds necessary to maintain, supply, and staff properties acquired or renovated with Open Space monies.

1. Community Services.....$ 110,199

2. Maintenance..... 637,603

3. Administrative Charges..... 59,789

TOTAL $ 807,591

IV. ADDENDUM

A. The Committee recommends that the accrued interest on the Fund from 1975 through 1979 be used to reinstate renovation projects cut from the 1979-80 budget and to complete the development of Kelloch-Vellasco Park. This recommendation was approved by the Recreation and Park Commission on March 3, 1980. It should be approved by the Finance Committee and the Board of Supervisors before the joint meeting of the Recreation and Park and City Planning Commissions.

B. 1979-80 Renovation Reinstatements

1. ALICE CHALMERS PLAYGROUND.....$ 30,000
(Visitacion Valley)

2. BROOKS PROPERTY..... 10,000
(Lakeview)

3. LAKEVIEW-ASHTON..... 5,000
(OMI)

4. LAFAYETTE SQUARE..... 125,000
(Sacramento and Gough)

5. MOSCONE PLAYGROUND..... 30,000
(Chestnut and Buchanan Sts.)

6. J.P. MURPHY PLAYGROUND..... 30,000
(Sunset Heights)

7. OCEANVIEW RECREATION CENTER. 30,000
(OMI)

8.	RANDOLPH-BRIGHT (Merced Heights)	$ 20,000
9.	SOUTH SUNSET (Vicente and 43rd Ave.)	20,000
10.	WASHINGTON SQUARE (North Beach)	20,000
	Total Renovation reinstatements	$ 320,000
C.	KELLOCH-VELLASCO DEVELOPMENT (Visitacion Valley)	$ 124,204
D.	UNALLOCATED RESERVE	$ 45,000
	TOTAL INTEREST ON FUND 1975 - 79	$ 489,204

OPEN SPACE RENOVATION PROGRAM STATUS SUMMARY - JUNE 1980

I. COMPLETED PROJECTS		ALLOWANCE
(1.)	APTOS PLAYGROUND (76-77) Renovation Dec. 7, 1977	$ 15,000
(2.)	CAMPBELL-RUTLAND MINI PARK (75-76) Benches and other improvements Nov. 13, 1977	$ 8,000
(3.)	EUREKA VALLEY PLAYGROUND (77-78) Irrigation system and children's play area. May 4, 1979	$ 65,000
(4.)	HAMILTON PLAYGROUND (76-77) Renovate recreational building. Dec. 13, 1978	$100,000
(5.)	HAYES VALLEY PLAYGROUND (75-76) Resurfacing and painting. March 28, 1978	$ 80,000
(6.)	HAYWARD, MARGARET S., PLAYGROUND (76-77) Children's play area & Misc.renovation. May 11, 1978	$100,000
(7.)	HERZ PLAYGROUND - COFFMAN POOL (76-77) Rehabilitate building. Oct. 5, 1979	$ 50,000
(8.)	HOLLY PARK (76-77, 77-78) Irrigation, resurfacing, renovation. July 21, 1978; July 5, 1979	$115,000
(9.)	JULIUS KAHN PLAYGROUND (77-78) Rehabilitate children's play area. Dec. 6, 1978	$ 50,000
(10.)	PORTOLA PLAYGROUND (77-78) Rehabilitate Children's play area Dec. 27, 1978.	$ 60,000
(11.)	PORTSMOUTH SQUARE (75-76) Sheltered games tables and benches. Oct. 4, 1977	$ 15,000
(12.)	POTRERO HILL PLAYGROUND (77-78) Rehabilitate recreation center. Feb. 16, 1979	$ 50,000

Renovation Summary, (Continued)

(13.)	ROCHAMBEAU PLAYGROUND (76-77) Resurfacing, renovation, misc. work. Aug. 17, 1978	$ 80,000
(14.)	ROSSI PLAYGROUND (77-78) Rehabilitate entire play area. Oct. 19, 1979	$100,000

II. PROJECTS IN PROGRESS		ALLOWANCE
1.)	ALAMO SQUARE (77-78) Resurfacing, renovation, rehabilitation. Work in progress as of May, 1980.	$100,000
2.)	ALICE CHALMERS PLAYGROUND (79-80) Replace play apparatus. Planning and Design underway.	$ 45,000
3.)	BALBOA PARK (78-79) Rehabilitate play area. Construction contract awarded May, 1980.	$100,000
4.)	BROOKS PROPERTY (79-80) Irrigation, landscaping, play apparatus. Planning underway.	$ 40,000
5.)	BUENA VISTA PARK (77-78, 78-79) Design study, erosion control, resurfacing, rehabilitate play apparatus, misc. work. Resurfacing completed July, 1978. Construction contract on remainder of work out to bid in July, 1980.	200,000
6.)	DOUGLASS PLAYGROUND (77-78, 78-79) Resurfacing, renovation, rehabilitation. Planning and design underway.	$110,000
7.)	EXCELSIOR PLAYGROUND (77-78) Rehab. playground, new play apparatus. Planning complete, additional funding from 80-81 required to proceed.	$ 40,000
8.)	MOSCONE PLAYGROUND (75-76) Renovate playground. Additional funding secured from accrued interest to proceed with advertising in July, 1980, planning completed.	$100,000
9.)	GOLDEN GATE PARK-DUTCH WINDMILL (78-79, 79-80) Reconstruction. Reconstruction is almost complete.	$ 40,000

Renovation Summary, (Continued)

(10.) GLEN PARK PLAYGROUND (75-76, 78-79) $250,000
Renovate Rec. Center, install outdoor lighting.
Renovation completed April 25, 1978; lighting work in progress as of May, 1980.

(11.) LINCOLN PARK (78-79) $100,000
Rehabilitate playground.
Planning complete to be advertised Aug., 1980.

(12.) MERCED HEIGHTS PLAYGROUND (79-80) $105,000
Resurfacing, rehabilitation, renovation.
Initial planning underway.

(13.) MURPHY PLAYGROUND (79-80) $ 80,000
Resurfacing and play apparatus.
Planning completed. Additional funding secured from accrued interest to advertise in September, 1980.

(14.) NOE VALLEY COURTS (75-76, 79-80) $210,000
Resurface and renovate entire facility.
Construction in progress as of April, 1980.

(15.) ST. MARY'S PLAYGROUND (78-79) $125,000
Rehab. Rec. Center plus fencing.
Construction underway as of March, 1980.

(16.) SOUTH PARK (78-79) $ 50,000
Rehab. play area, replace benches.
Plans complete, but local group seeks changes in project scope.

(17.) SOUTH SUNSET PLAYGROUND (79-80) $ 95,000
Resurfacing, play apparatus, fencing.
Additional funding secured from accrued interest to proceed with entire project.

(18.) SUNSET HEIGHTS PARK (78-79) $ 75,000
Rehabilitate playground.
Planning and design underway.

(19.) WILLS, HELEN, PLAYGROUND (75-76,77-78,78-79) $245,000
Renovate building, rehab. play area, provide seniors area, provide field lighting.
Construction contract awarded May, 1980, for entire project.

OPEN SPACE ACQUISITIONS - 1975 to 1980

Location/Program Year		Amount Expended	Acerage
(1.)	BERKELEY WAY (75-76) Diamond Hts./Glen Canyon	$64,000	0.87
(2.)	BILLY GOAT HILL (76-77) Diamond Heights	$129,000	4.10
(3.)	BREWSTER STREET (78-79) Bernal Heights	$25	0.25
(4.)	CENTRAL CITY PARK (76-79) a. Downtown Bowl b. Eddy Street Lots	$695,000	0.89
(5.)	CHURCHILL ALLEY (76-79) Chinatown	Eminent domain. Awaiting Board action.	0.48
(6.)	1340 CLAY STREET (79-80) Nob Hill	Appraisal in process.	0.28
(7.)	DIAMOND HEIGHTS LOTS Diamond Heights	$400	3.50
(8.)	DOROTHY ERSKINE PARK Sunnyside (75-76)	$205,505	1.30
(9.)	DUNCAN & CASTRO (77-79) Upper Noe Valley	Transferred from DPW	1.00
(10.)	ESMERALDA CORRIDOR Bernal Heights (78-79)	-0-	0.85
(11.)	GOLDEN GATE HEIGHTS Inner Sunset (77-78)	Appraisal in process	0.50
(12.)	GRANDVIEW PARK EXTENSION Golden Gate Heights (75-79)	$837,500	2.70
(13.)	HARRISON STREET GYM a. Gym Site b. Lots Mission (77-79)	$190,000	0.65
(14.)	JOSEPH CONRAD SQUARE Fisherman's Wharf (76-78)	$97,000	0.25
(15.)	JURI COMMONS (77-78) Mission	$62,400	0.26
(16.)	KELLOCH-VELLASCO (76-77) Visitacion Valley	$225,000	1.75

Summary of Acquisitions (Continued)

(17.)	KITE HILL (75-76) Eureka Valley/Upper Market	$384,400	2.30
(18.)	KNUDSEN-BLOOM (75-76) Mission/Bernal/Potrero	$710,000	4.60
(19.)	LAKEVIEW-ASHTON (76-77) Ocean View	$14,950	0.50
(20.)	LARKIN-O'FARRELL (75-76) Central City	Eminent Domain trial pending (9/80).Order for immediate possession requested.	0.20
(21.)	LATHROP-TOCOLOMA Little Hollywood (76-77)	$100,000	1.00
(22.)	MONTEREY CONSERVATORY Sunnyside (79-80)	In negotiation	0.18
(23.)	NOE-BEAVER (78-79) Duboce/Upper Market	In negotiation	0.25
(24.)	RENO HOTEL (75-79) South of Market a. Hotel Site b. Lots	$165,000	
(25.)	SEWARD PARK EXTENSION Upper Noe (77-78)	$237,000	0.23
(26.)	TANK HILL Twin Peaks	$650,000	2.80
(27.)	VALENCIA-CUNNINGHAM Mission (75-76)	$130,575	0.23
(28.)	WASHINGTON AND HYDE Russian Hill (78-79)	Appraisal pending	0.25

Summary of Acquisitions (Continued)

TRANSFERS AND JOINT EFFORTS

(1.)	FRANCISCO STEPS (78-79) Telegraph Hill Recreation & Park with D.P.W.	Use permit requested
(2.)	INDIA BASIN (78-79) Potrero Hill Recreation & Park with Port Commission	Park planning and design underway by private developer of boat basin.
(3.)	KEARNEY STREET STEPS Telegraph Hill (78-79) Recreation & Park with D.P.W.	Use permit requested
(4.)	RICKARD STREET (77-78) Portola Recreation & Park with D.P.W.	Use Permit requested
(5.)	I.M. SCOTT SCHOOL Potrero Hill Recreation & Park with PHCDC	Lease requested
(6.)	WASHINGTON & MONTGOMERY Downtown (78-79) Recreation & Park with D.P.W.	Transfer opinion requested from City Attorney
(7.)	WARM WATER COVE (79-80) Potrero Hill Recreation & Park with Port Commission	Mini Park developed by Port. Original allocation transferred to India Basin.
(8.)	DIAMOND & MOFFETT LOT Diamond Heights (78-79) Recreation & Park with California	Transferred

APPENDIX I

COMMUNITY DEVELOPMENT PROGRAM TO RENOVATE AND IMPROVE EXISTING RECREATIONAL FACILITIES - STATUS REPORT 6/80

Community Development funds are being appropriated to supplement the Proposition J Open Space Acquisition and Park Renovation Fund, by providing additional monies for the improvement and renovation of existing recreational areas. In selecting projects for renovation, the following criteria were used: 1) the age and condition of the facility; 2) the amount of past local or federal funding to the facility; 3) priority to neighborhoods primarily composed of low and moderate income residents; and 4) projects which have received prior CD funding for planning and will be reaching the implementation stage.

1980 PROGRAM

	Project	Amount	Status
1.	Central City Park Development	$200,000	Partially Acquired
2.	Lang Field (Hayward P/G) Floodlighting	100,000	Job Order Requested
3.	Hamilton Playground Bldg. Rehabilitation	110,000	Under Design
4.	Mission Recreation Center Development	200,000	Under Design
5.	Mission Dolores Park Safety lighting	25,000	Job Order Requested
6.	Mission Playground Courts resurfacing	45,000	Job Order Requested
7.	Folsom Playground Bldg. Rehabilitation	30,000	Under Design
8.	Chinese Playground Resurfacing & Lighting	45,000	Under Design
9.	North Beach Playground Field Floodlighting	100,000	Under Design
10.	Washington Square	75,000	Under Design
	TOTAL	$930,000	

1979 PROGRAM

	Project	Amount	Status
1.	Chinese Playground Resurfacing & Lighting	$ 35,000	Under Design
2.	Chinese Rec. Center Resurfacing & Lighting	25,000	Under Design
3.	Potrero Hill Center Field Rehab (Phase II)	50,000	Design Completed
4.	Crocker-Amazon Clubhouse Development	141,300	Under Construction
5.	Oceanview Center Floor & Lighting Rehab.	200,000	Under Design
6.	Rolph Playground Rehabilitation	170,000	Under Construction
7.	Hunters Point Gym Rehabilitation	50,000	Under Review
8.	Milton Meyer Center Rehabilitation	290,000	Under Review
9.	Knudsen-Bloom Park Development	250,000	Design Completed
10.	Mission Recreation Center Development	250,000	Under Design
	TOTAL	$1,461,300	

1978 PROGRAM

1.	Chinese Playground Bldg. Development	$ 35,000	Completed with supplemented funds
2.	Chinese Playground Polyhedron Rehabilitation	30,000	Completed
3.	Hamilton Pool Rehabilitation	100,000	Under Construction
4.	Jackson Playground Bldg. Rehabilitation	110,000	Under Construction

1978 PROGRAM (Continued)

	Project	Amount	Status
5.	Margaret Hayward Playground Bldg. Rehabilitation	$ 200,000	Design Completed
6.	Milton Meyer Center Bldg. Rehabilitation	150,000	Under Review
7.	Portsmouth Square Play area Rehabilitation	50,000	Under Construction
8.	Potrero Hill Center Play area Rehabilitation	100,000	Under Construction
9.	Rolph Playground Field Rehabilitation	95,000	Under Construction
10.	St. Mary's Center Rehabilitation	190,000	Under Construction
	TOTAL	$1,060,000	

1977 PROGRAM

1.	Crocker-Amazon Clubhouse Development	$ 180,000	Under Construction
2.	Duboce Park Development	200,000	Completed
3.	Herz Playground Rehabilitation	50,000	Completed
4.	Mission Dolores Park Rehabilitation	70,000	Completed
5.	North Beach Playground Play Area Rehabilitation	50,000	Under Construction
6.	Portsmouth Square Plaza Rehabilitation	12,000	Completed
	TOTAL	$ 562,000	

1976 PROGRAM

	Project	Amount	Status
1.	Garfield Square Protective Lighting	12,000	Completed
2.	Rolph Playground Lighting rehab. & new bldg.	212,500	Under Construction
3.	Panhandle Playground Rehabilitation	130,000	Completed
4.	Little Hollywood P/G Development	25,000	Completed
5.	Chinese Recreation Center Play Area Rehabilitation	25,000	Completed
6.	Chinese Playground Lighting Rehabilitation	25,000	Completed
7.	Duboce Park Planning	20,000	Completed
8.	Folsom Playground Rehabilitation	30,000	Completed
9.	Potrero Hill Center Rehabilitation	90,000	Completed
0.	Cayuga Playground Bldg. Rehabilitation	70,000	Completed
1.	North Beach Playground Lighting	9,000	Completed
2.	Crocker-Amazon Rehabilitation & Bldg. Plans	66,500	Completed
3.	Alamo Square Play Area Rehabilitation	82,000	Under construction
4.	Chinese Playground Building	205,800	Completed
5.	Jackson Playground Building Renovation	50,000	Under Construction
6.	Golden Gate Park Sharon Building Rehabilitation	115,000	Completed
7.	King Pool Enclosure (Additional Funds)	75,000	Completed
	TOTAL	$1,242,800	

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1981-82

GENERAL MANAGER'S REPORT

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

FISCAL YEAR
1981-1982

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prepared by
The Recreation and Park Department
in cooperation with
The Citizens' Open Space Advisory Committee

CITY AND COUNTY OF SAN FRANCISCO

JULY 7, 1981

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July 7, 1981

To the Honorable Members of the
City Planning Commission
Recreation and Park Commission
City and County of San Francisco
San Francisco, California

Dear Commissioners:

Transmitted herewith is the recommended Open Space Acquisition and Park Renovation expenditure program for fiscal year 1981-1982. This report respresents the seventh such document since voter approval of Proposition J in November of 1974.

The Program was conceived along several guidelines. The Open Space Element of the City's Comprehensive Plan designated various sites for preservation as public open space. These generally consisted of scenic hilltops and other desirable lands that, unless acquired, would be lost to development. Six "High Need" neighborhoods were designated as lacking adequate park and recreation facilities. In addition, funds were to be allocated for the renovation of existing Department facilities.

In an effort to meet the Program's mandate, funding strategy through the first three years concentrated on the acquisition of desirable land as park sites. As a result, twenty-two parcels have been purchased and preserved as public parks. As the Program continued, the need for further land acquisition lessened. It should be noted that with the exception of the Edgehill properties designated for preservation in last year's program, and a funding recommendation this year, there have been no other new acquisitions in that last two years. It is necessary now to shift the emphasis to development and maintenance.

Under the Renovation portion of the Program, sixty-six projects involving the rehabilitation of existing Department facilities have been recommended. As will be noted in the Summary Appendices at the conclusion of the report, all but twenty-two of these projects have been completed, and many of the remaining are currently under construction. With ever-increasing constraints on local revenues, combined with severe cuts in Federal grants-in-aid, Open Space funding is becoming critical to the ongoing provision of quality park and recreation services throughout the City.

Regarding the "High Need" neighborhoods designated in the Recreation and Open Space Element of the Comprehensive Plan, there is significant progress to report. Two park sites were purchased in Central City and are now in design. Most of the South of Market Park site is assembled; it appears likely that an eminent domain

en Lodge, Golden Gate Park San Francisco 9411

trial will occur to obtain the small remainder. In the Mission District, development of the 4.5 acre Knudsen-Bloom parcel is underway, an extension of Mission Playground is complete, and a construction contract should be awarded for the Juri Commons parcel on July 15. Also, advertising for the 2.7 million dollar development of 2450 Harrison Street is scheduled for July 15. The Redevelopment Agency in past years has developed a variety of parks, both in the Western Addition and in the Bayview/Hunter's Point areas, and has effectively relieved the "High Need" status of these neighborhoods. Only in Chinatown has there been a lack of real progress. It does not appear feasible to proceed further with the designated property known as Churchill Alley. Reasons for this include neighborhood and political opposition, escalating costs, removal of needed parking in North Beach/Chinatown, and the prospect of protracted litigation. Working with Chinatown groups, another property has tentatively been selected. I expect that the Open Space Committee will hold a public hearing on this property in August. It would be inappropriate here to further identify the site until the public hearing process, involving the property owner, can properly take place. Nonetheless, in Chinatown there have been appropriations for property acquisition in every preceding program. I am confident that the problem of a new park in Chinatown ultimately will be resolved and that there will be adequate funding.

There is a second area that both the Department and the Committee feel has not benefited significantly from Open Space funds. This is the waterfront. In the early years of the program, waterfront improvements had a lower priority than hilltops and "High Need" projects because the property is under the jurisdiction of the Port Commission and therefore, has not been imperilled. Additionally, waterfront park improvements were properly delayed due to intensive citizen efforts regarding waterfront planning in recent years. In order to implement current planning in the Northern Waterfront, $100,000 was allocated for the planning of a recreation pier at Pier 7. This report contains an additional $100,000 for this project. But it is recommended that this money be reserved until last year's funding is used to develop an agreed upon schematic plan. Agreement has been reached with staff of the Port Commission that the Port Commission will administer these monies but that the Recreation and Park Commission will be called on to approve consultants and preliminary plans. There is a further reason to reserve this year's funds -- with a preliminary plan in hand, the Port Commission will be better able to determine whether and how much actual construction funding will be available, particularly in the private sector interested in other commercial developments in the

Northern Waterfront. It is not expected that the Open Space Fund will contribute to the actual improvement of Pier 7, but it is deemed necessary to start the planning and design if the project is to have any chance of succeeding.

In previous year's programs, various unimproved street rights-of-way and other lands already under the control of the City have been recommended for transfer to this Department. With the current strains on the Department's maintenance capabilities, the entire policy of jurisdictional transfers has been reconsidered. Inasmuch as these are unthreatened lands, it is recommended that the improvements recommended be carried out with Open Space funds, but that jurisdiction of, and maintenance responsibilities for, these properties be left with the Department of Public Works. Clearly, planning and design of these projects must be closely coordinated with the Department of Public Works to minimize adding to that Department's maintenance burdens. This policy has been agreed to by the Director of Public Works for some of the projects. In other instances, I have recommended that the projects be dropped.

I would like to remind both Commissions of three other actions which affect the adopted programs for previous years. The first is the de-designation of 1340 Clay Street from the Open Space budget by the Recreation and Park Commission with a request to the Planning Commission that this property be taken out of the Plan. Chief factors here were limited park utility, extremely high and rapidly increasing land cost and the property's potential for housing. Secondly, the Recreation and Park Commission determined not to proceed with a mini-park on surplus City property in the southwest corner of Montgomery and Washington Streets. This decision was prompted by the limited utility of the site for Chinatown use, and the proximity of privately developed mini-parks to serve daytime office workers. Lastly, the Recreation and Park Commission submitted, and the Mayor and the Board of Supervisors approved, a supplemental appropriation in the amount of $435,000 to utilize unallocated interest for a variety of waterfront, hilltop and other neighborhood projects. These funds were not for new projects. It was necessary to augment the Waterfront, Hilltop and Other Open Space accounts because previously acquired and developed properties suffered the effects of inflation and mounting land costs. This supplemental, with an additional recommended sum in this year's budget, seems to assure proper financing for previous W.H.O. projects.

On the advice of the City Attorney, the staff of the Department of City Planning will carefully review designated properties to determine if any additional sites need to be deleted from the Plan. Recent court decisions mandate that an action indicating public acquisition of property be followed by appropriate funding within a reasonable period of time. The Open Space Element of the Master Plan must be carefully reviewed and site specific references must be deleted unless monies are appropriated. Funds have been set aside in this year's budget to pay for an up-date of the Open Space Element of the Master Plan to conform with those court decisions.

In conclusion, I would like to express my sincere thanks to all who participated in the formulation of the 1981-1982 Open Space Program. Deserving specific thanks are Dean Macris and Marie Zeller, of the Department of City Planning; Wally Wortman, the Director of the Department of Real Estate and Doug Martin, of the Department of Public Works. The Department is particularly indebted to each member of the Citizens Advisory Open Space Committee, particularly Bette Landis and Richard Livingston, the hard working co-Chairs of the Committee. I would like also to extend my gratitude to Tim Lillyquist, of the Recreation and Park Department for his attention to the myriad of details necessary for preparation of the Open Space Plan and particularly this report, and to Mary Burns, my Executive Assistant, the profoundest thanks for having guided this Department's efforts during the past year and coordinating the work of the Open Space Committee.

Very truly yours,

Tom Malloy

Tom Malloy
General Manager

TM:sp

II. Role of the Citizens Advisory Committee

Following passage of the Charter Amendment establishing the Open Space Acquisition and Park Renovation Fund, a Citizens Advisory Committee, consisting of twenty-three members was appointed by the San Francisco Board of Supervisors. The Committee's role is to assist and advise the Recreation and Park Department in the development of a priority plan of expenditure for the annual program. Since its first meeting on June 2, 1975, the Committee has actively reviewed neighborhood needs and toured all potential project sites. The Committee held two public hearings in October, 1980 to obtain community input for its recommendations. Notices of these evening hearings were mailed to over 1,100 community groups, recreation centers and interested citizens.

To facilitate its decision making process, the Committee has five five sub-committees: (1) High-need Neighborhoods, (2) Waterfront, Hilltops and Other Open Space, (3) Renovation, (4) Maintenance, and (5) Future Planning. Information received at these hearings was supplementd by background data from the Recreation and Park, City Planning, and Real Estate Departments.

III. Scope of this Report

Section 6.413 of the Charter of the City and County of San Francisco establishes a program to acquire open space, to develop new park and recreation facilities, and to renovate existing properties under the jurisdiction of the Recreation and Park Department. The program is financed by the Open Space Acquisition and Park Renovation Fund which is supported by an annual ad valorem tax levy of ten cents per $100 of assessed valuation for a period of fifteen years. The recommendations contained in this 1981-82 report constitutes the 7th year of the 15 year program. The Charter required that the General Manager of the Recreation and Park Department present at a joint annual meeting of the Recreation and Park Commission and the City Planning Commission a report "on the implementation of the Recreation and Open Space Programs, on expenditures made from the Open Space Acquisition and Park Renovation Fund, ... on properties developed in the preceding year for recreation uses, (and on) general recommendations of further lands for acquisition, improvement or development."

The Charter states that purchase of property must be consistent with the Recreation and Open Space Element of the Comprehensive Plan and the Recreation and Open Space Program Document. Hilltops, hillsides, and other open spaces are specifically identified on maps in these documents. Acquisition of such sites must comply with this document. Sites not shown in these documents cannot be acquired under the Program unless the Plan Element and Programs Document are amended to include them.

The recommendations of this report reflect a commitment of both the Committee and the Recreation and Park Department to to evaluate needs of the various neighborhoods through presentations made at the public hearings as well as general correspondence. In addition, the Department makes every effort to gain community participation in the planning and development phases of all Open Space projects.

The report contains specific recommendations for expenditure of funds on acquisition and development of hilltops, waterfront areas and other open spaces, acquisition and development of new facilities in high-need neighborhoods, and renovation of several Recreaton and Park units owned prior to creation of the Open Space Program.

The Recreation and Park Department thanks the people from San Francisco's neighborhoods whose participation has helped to insure the relevancy and success of this program.

IV. FUNDING

Income not spent by the end of each fiscal year remains in the Fund and is carried forward to the next fiscal year. Monies may be used only for the purposes for which they originally were designated. Interest accrued by the Fund is deposited in the Fund. The interest is not reflected in the Controller's estimate.

The sums cited in this report are approximations which will be refined during land acquisition procedures and during preparation of development and renovation plans. The total sum is within the projection of revenue provided to the Committee by the Controller.

As the majority of available acquisitions are purchased, an emphasis has been put on the development and maintenance of these sites.

1981 - 1982 BUDGET SUMMARY

Controller's estimate of fund total.....$5,145,300

Waterfront, Hilltop & Other	$1,341,450
High-need Acquisition & Development	1,341,450
Renovation of Existing Facilities	1,243,906
Maintenance & Administration	1,218,494
PROGRAM TOTAL	$5,145,300

Allocation of Funds by Expenditure Category

Proposition J set up expenditure categories and established limitations on how much of the Open Spce Acquisition and Park Renovation Fund may be spent in each category. The following table shows this.

	ALLOWABLE PROPORTION OF THE FUND			
	15%	10%	Not LESS than 37½%	Not MORE than 37½%
AUTHORIZED EXPENDIRURE CATEGORY	RENOVATION of existing park and recreation facilities With matching funds given to the City.	RENOVATION of existing park and recreation facilities Without matching funds	ACQUISITION of real property, with at least half the money to be spent in or adjacent to high-need neighborhoods.	DEVELOPMENT and MAINTENANCE of newly acquired properties; administration of the fund.

V. PROGRAM RECOMMENDATIONS FOR FISCAL YEAR 1981-82

A. WATERFRONT, HILLTOPS, AND OTHER ($1,341,450)

1. Planning and Development

a.	Monterey Conservatory - partial restorations of remaining structure	190,000
b.	Pier 7 - planning and development	100,000
c.	Trail system - planning and development	10,000
d.	Farmer's Market - irrigation work	5,000
e.	Development of already acquired WHO Properties (WHO Development Fund)	150,000
f.	Little Hollywood - completion of development	165,000
g.	This & previous years' WHO projects and contingency	721,450
	TOTAL	$1,341,450

2. Acquisitions

a. Edgehill Mountain: It is recommended that up to six lots be acquired in this area to preserve the mature tree stand. This is the only acquisition proposed this year. It is believed that purchase of these lots, along with Planning Department controls on the uphill lots, will not only preserve the tree grove as public open space, but will allow appropriate housing to be built in this area.

3. Funding of Past Years' Projects: A review has been made of the commitments made for acquisition, planning and development of waterfront, hilltop and other areas in the first five years of open space program and found that additional funds will be required to complete a number of projects. The balance of this year's WHO budget should be used to complete these projects as soon as possible so that inflation and other costs do not force allocation of even more money. In addition, we recommend deletion of funding previously proposed for porta parks, Arlington Triangle, Josiah Ridge, Agua Vista Park, Boylston Gavin and the Francisco Steps.

4. Duncan and Castro: It has been determined that the lots adjoining the existing open space parcel at Duncan and Castro Streets have little value for recreational use. In addition, the Department has obtained a legal opinion that purchase of only one of the recommended lots would leave the City liable for costly severance damage suits. The transfer of the unimproved portion of Castro Street, as recommended in the 1978-79 program, would prove unlikely as all adjacent property owners must concur with such transfers.

B. ACQUISITION AND DEVELOPMENT OF NEW FACILITIES IN HIGH NEED NEIGHBORHOODS ($1,341,450)

1. Central City:

Tenderloin Park - development funds	$ 300,000
Larkin - O'Farrell - development funds	35,000

2. South of Market:

Reno Hotel Site - development funds	200,000

3. Mission District:

Knudsen-Bloom - development	250,000

4. Chinatown:

Acquisition and development funds	279,000
TOTAL EXPENDITURES:	$1,064,000
Contingency	277,450
TOTAL	$1,341,450

C. RENOVATION OF EXISTING FACILITIES ($1,243,906)

1.	Argonne Playground (Richmond)	renovate outdoor play facilities	$ 125,000
2.	Bernal Heights Gym (Bernal Heights)	security, bulkhead repair, plumbing	33,500
3.	Cabrillo Playground (Richmond)	renovate outdoor play facilities	130,000
4.	Cayuga Playground (Outer Mission)	renovate play area and resurface courts	80,000
5.	Christopher (Diamond Heights)	replace lights	30,000
6.	Coit Tower (Telegraph Hill)	stabilize pathway	10,000
7.	Folsom Playground (Mission)	new asphalt, play area, seating, landscaping	50,000
8.	Fulton Playground (Richmond)	renovate outdoor play facilities	125,000
9.	Glen Park Rec. Center (Glen Park)	security system	5,000
10.	Martin Luther King Pool (Bayview)	acoustical tiles	2,500
11.	McCoppin Square (Sunset)	renovate play area	75,000
12.	North Beach Playground (North Beach)	resurface play area	115,000
13.	Potrero Hill Rec. Center (Potrero Hill)	roof repairs	10,000
14.	Presidio Heights Playground (Presidio Heights)	resurface courts, renovate play areas	65,000
15.	States Street Park (Corona Heights)	resurface courts	42,000

16.	Sunset Playground (Sunset)	renovate play area	75,000
17.	Washington Square P/G (North Beach)	install fencing, improve play apparatus	20,000
18.	Resodding of Infields (Citywide)	five-plus playing fields	10,000
19.	Playground Patrol and Play apparatus renovation crew (Citywide)	2 ironworkers, materials, supplies, 1 truck	113,000
20.	Contingency Fund		127,906
	TOTAL:		$1,243,906

D. MAINTENANCE AND ADMINISTRATION ($1,218,494)

1.	Community Services	$ 128,067
	Five Recreation Directors to be assigned to Glen Park, St. Mary's, Rochambeau, Helen Wills and Moscone	
2.	Neighborhood Parks and Squares	831,327
3.	Administration	
	Department Overhead	$ 20,000
	City Attorney	31,800
	Real Estate	25,000
	Miscellaneous:	
	Telephone	1,000
	Bus Rental	350
	Postage	1,500
	Xerox	1,000
	Contractual	12,500
	DPW-Building Repair	12,500
	Office Supplies	2,000
	Film	200
	Sound System Rental	250
	Typewriter	1,000
	Sub-total	$ 109,100
	City Planning	30,000
	Sub-total	$ 139,100
4.	City Overhead	$ 120,000
	TOTAL MAINTENANCE AND ADMINISTRATION:	$1,218,494

V. SUMMARY APPENDECES

A. Renovation

B. Development

C. Acquisition

D. Community Development Program

Appendix A

OPEN SPACE PROGRAM RENOVATION SUMMARY

Since the inception of the Open Space Program a total of sixty six renovation projects have been undertaken. Forty four of these projects have been completed and the remainder are under construction or in design phase. With ever increasing fiscal restraints both locally and through reductions in Federal grants, these have become critical to this Department's attempt to provide quality recreation and park facilities throughout the City.

Summary explanation: All projects are completed unless otherwise indicated.

*designates completed projects where the final fiscal accounting is pending.

1975 - 76

	Project	Amount Expended	
1.	Campbell - Rutland Minipark Installation of park benches and other improvements	$ 8,962	
2.	Glen Park (Chenery and Elk Streets) Renovation of recreation center, installation of outdoor lighting rehabilitation of baseball backstop and bleachers (combined with funds from 1978-79 program)	$238,914	
3.	Hayes Valley P/G (Hayes & Buchanan Streets) Painting of clubhouse and resurfacing of play courts	$ 68,428	
4.	Helen Wills P/G (Broadway & Larkin Streets) Renovation of building, rehabilitation of play area and installation of field floodlighting (combined with funds from 77-78, and 78-79 programs)	$100,000	*
5.	Moscone P/G (Chestnut & Buchanan Streets) Renovation of Children's play area (combined with funds from 79-80 program)	$100,000	*
6.	Noe Valley Courts (24th and Douglas Streets) Renovation and relandscaping of entire playground, rehabilitation of play area and resurfacing of play courts (combined with funds from 79-80 program)	$100,000	*

7.	Upper Noe Valley (Day & Sanchez Streets) Rehabilitate Children's play area, install lighting for tennis courts, resurfacing and provision of windscreen for courts (combined with funds from 78-79 and 80-81 programs)	$ 40,000 *
8.	Portsmouth Square (Kearny & Washington Streets) Provide sheltered game tables and benches	$ 15,000 *
9.	Visitacion Valley P/G (Cora & Leland Streets) Extend height of fence	$ 27,096

1976 - 1977

	Project	Amount Expended
1.	Aptos Playground (Aptos & Ocean Avenues) General renovation	$ 13,168
2.	Hamilton Recreation Center (Geary & Steiner Streets) Renovation of Recreation center	$134,338
3.	Hayward P/G (Laguna & Golden Gate Avenue) Rehabilitation of Children's play apparatus and miscellaneous improvements	$ 82,247
4.	Herz P/G (Coffman Pool) (University & Hahn Sts.) Rehabilitation of pool building	$ 51,405
5.	Holly Park (Holly Circle) Installation of automatic irrigation, resurfacing of play courts (combined with funds from 77-78 program)	$ 32,500
6.	Rochambeau P/G (24th Avenue near Lake Street) Renovation of clubhouse, resurfacing of play courts and improvements to play apparatus	$ 87,751
7.	Stern Grove (19th Avenue & Sloat Blvd.) Renovation of Children's play area	$ 65,566
8.	West Sunset P/G (49th Avenue near Ortega St.) Renovation of Children's play area	$ 84,570
9.	Various tennis court resurfacing (Alamo Square, Buena Vista & Herz) Combined with funds from 77-78 program	$ 18,309

1977 - 1978

1.	Alamo Square (Hayes & Steiner Streets) Renovation of Children's area and public areas, court resurfacing	$ 73,234
2.	Buena Vista Park - Phase I Erosion control and rehabilitation of Children's play area	$100,000 *
3.	Douglas P/G (26th & Douglas Streets) Planning funds only	$ 10,000 *
4.	Eureka Valley P/G (Collingwood near 18th Street) Rehabilitation of play apparatus and irrigation of ballfield	$ 62,514
5.	Excelsior P/G (Russia & Madrid Streets)	$ 40,000 Under construction; to be completed 8/81
6.	Helen Wills P/G (Larkin & Broadway)	$ 70,000 * See 75-76
7.	Holly Park - Phase II Rehabilitation of ballfields and court resurfacing	$ 86,704
8.	Julius Kahn P/G (Jackson St. near Spruce St.) Rehabilitation of Children's play area	$ 55,803
9.	Portola P/G (Felton & Holyoke Streets) Rehabilitation of Children's play area, ballfield benches and backstops	$ 61,501
10.	Potrero Hill Center (22nd & Arkansas Streets) Rehabilitation of ballfield, provide bleachers and backstops	$ 50,136
11.	Rossi P/G (Arguello & Anza Streets) Rehabilitation of Children's play area	$ 86,742

1978 - 1979

1.	Balboa Park (Ocean & San Jose Avenues) Rehabilitation of Children's play area	$ 92,900
2.	Buena Vista - Phase II Continuation of erosion control, installation of pathways and rustic stairways	$100,000 * See 77-78
3.	Douglas P/G - Phase II Rehabilitation of hillside area, renovation of clubhouse and resurfacing of courts	$100,000 Advertised for bid,Construction to begin 9/81
4.	Glen Park - Phase II	See 75-76
5.	Helen Wills	$ 75,000 * See 75-76
6.	Lincoln Park (34th Avenue & Clement Street) Rehabilitation of Children's play area	$100,000 *
7.	St. Mary's Center (Murray Street & Justin Drive) Rehabilitation of recreation building and provision of additional fencing. State monies combined with O/S funds	$100,000 *
8.	Sunset Heights Park (12th Avenue & Rockdale) Rehabilitation of Children's play area	$ 82,000 *
9.	South Park (64 South Park Avenue) Renovation of play area and installation of park furniture	$ 50,000 Advertised for bid, Construction to be completed 9/81
10.	Upper Noe Valley P/G - Phase II	$ 94,782 See 75-76

1979 - 1980

Including reinstatements funded by unallocated interest.
Note: 1979-80 and 1980-81 funding did not become available until September of the respective program years.

1.	Brooks Property (373 Ramsell Street) Improvements to landscaping, play apparatus, installation of portable toilet	$ 50,000 In design, construction to begin 12/81
2.	Alice Chalmers P/G (670 Brunswich Street) Replace existing Children's play area	$ 45,000 In design, construction to begin 11/81
3.	Lakeview - Ashton Hilltop Provision of viewing areas and benches	$ 5,000 In-house project design underway
4.	Lafayette Square (Washington & Laguna Streets) Renovation of Children's play area, restrooms and resurfacing of courts and pathways	$125,000 Construction contract awarded for court work: consultant selected for remainder of work
5.	Merced Heights P/G (Bixby & Shields Streets) Renovation of Children's play area, resurfacing of tennis and basketball courts, rehabilitate fencing, combined with C.D. funding.	$105,000 To be advertised 7/81, construction to begin 9/81
6.	J.P. Murphy P/G (1960 Ninth Avenue) Renovation of Children's play apparatus, resurfacing of ball court and 3 tennis courts, combined with C.D. funding	$120,000 Advertised for construction to begin 9/81
7.	Oceanview P/G (Capital & Montana Streets) Installation of protective lighting	$ 30,000 *
8.	Randolph - Bright Minipark Renovation of Children's play apparatus improve landscaping, provide mural	$ 20,000 In design phase
9.	South Sunset P/G (40th Avenue near Vicente Street) Renovation of play apparatus, bleacher repair and fence replacement	$115,000 To be advertised 8/81 construction to begin 12/81

1979-80 (continued)

10.	Washington Square (Filbert & Stockton Sts.) Provision of additional play apparatus in northwest corner	$ 20,000 Decision pending on completion of C.D. funded project
11.	Moscone P/G (Chestnut & Buchanan Sts.) Combined with previous funding	$ 30,000 See 75-76
12.	Noe Valley Courts Combined with previous funding	$110,000 * See 75-76

1980 - 1981

1.	Bernal P/G (Moultrie & Jarboe Sts.) Resurfacing of play courts and repair of retaining wall	$134,000 In design phase
2.	Cayuga Clubhouse (Cayuga & Naglee Sts.) Improvement of ventilation and installation of insulation	$ 10,000 Construction is 95% completed
3.	Coit Tower (Telegraph Hill) Replacement of leaking roof	$27,000 *
4.	Chinese P/G (Sacramento & Waverly Sts.) Replacement of sand in Children's play are $2,036 expended on sand, balance to be used for further improvements at Chinese Playground	$ 8,000 * Completed
5.	Excelsior P/G (Russia & Madrid Sts.) Combined with previous funding	$ 60,000 See 77-78
6.	Head Street Minipark Renovation and expansion of facility	$ 20,000 Construction to begin 11/81
7.	Huntington Park (California & Taylor Sts.) Renovation of entire park and repair of fountain-awaiting outcome of fund-raising efforts by neighborhood groups	$100,000 Consultant to be selected
8.	Jackson P/G (17th & Carolina Streets) Replacement of ballfield sod in conjunction with C.D. funded renovation. Playfields at Rolph, Excelsior, Oceanview, Moscone & portions of Crocker Amazon also accomplished with these funds.	$ 10,000 * Completed

1980-81 (continued)

9.	J.P. Murphy P/G (1960 Ninth Avenue) Combined with previous funding	$ 10,000 See 79-80
10.	Junipero Serra P/G (300 Stonecrest Drive) Renovation of Children's play area and resurfacing of play courts, overall renovation of facility	$100,000 Consultant selected
11.	Mountain Lake Park (12th Avenue & Lake Street) Major renovation of facility including play areas and courts, to be combined with irrigation bond act project	$125,000 Consultant selected,construction to begin 3/82
12.	North Beach P/G (Lombard & Mason Streets) Renovation and expansion of play apparatus	$ 40,000 Construction to begin 11/81
13.	Oceanview P/G (Capital & Montana Streets) Installation of parcourse, benches and play tables	$ 25,000 To be advertised for bid 8/81 construction to begin 12/81
14.	Richmond P/G (18th Avenue near Lake Street) Major renovation of facility including play apparatus, court resurfacing and installation of protective lighting	$195,000 In design phase construction to begin in 12/81
15.	Upper Noe P/G (Day & Sanchez Streets) Combined with previous funding	$ 25,000 See 75-76, 78-79

Appendix B

OPEN SPACE PROGRAM DEVELOPMENT SUMMARY

Several properties acquired through the Open Space Program have been designated for major development. Other sites, notably hilltops, have been recommended for only minor improvements such as benches, viewing areas, etc. It is suggested that these latter sites be improved with funding through the W.H.O. Development Fund.

The following is a status of the major development projects:

HIGH-NEED

1. Central City: The Program recommended acquisitions at the Jones and Eddy site have been completed at a total cost of $1,260,000. The bowling alley has been demolished and the department is currently collecting rent on the parking lots. The firm of Royston, Hanamoto, Alley and Abey has been retained to design the facility and community meetings are underway. A combination of Open Space and Community Development funds will be used on this project.

2. Larkin & O'Farrell: This Central City site was recently acquired for $310,800. $150,000 in development funds have been set aside from prior years for this project. Additional funds will be required from the 1981-82 program.

3. Folsom & Sixth: The Reno Hotel site was purchased for $165,000. On June 17, 1981 the Finance Committee of the Board of Supervisors considered and accepted an offer of $500,000 for acquisition of the casket factory. The remaining two lots may require condemnation. The park will be developed with a combination of Open Space and Community Development funds.

4. Mission Community Recreation Center (2450 Harrison Street) A vacant red-brick warehouse was acquired through the Open Space Program for $190,000. The architectural firm of DelCampo & Assoc. has designed an exciting $2.7 million facility to accommodate both recreational and community oriented activities. Plans and Specifications have been completed and a building permit has been issued for the work to begin. Funding sources here included Open Space, State Urban Grant funds, Community Development funds and a $1.1 million grant from the Federal Urban Park and Recreation Recovery Program.

5. Knudsen Bloom: This large 4.6 acre site was purchased for $710,000 under the 1975-76 Open Space Program. A phase I contract in the amount of $869,320 was executed in September of 1980 and construction is well underway. Completion of Phase I is estimated for this November. A Phase II Contract in excess of $750,000 will be issued shortly so that development can continue uninterrupted. The new park will hopefully be dedicated in the summer of 1982. Funding has come from a variety of sources including Federal and State grants as well as Community Development and Open Space Program monies.

W.H.O.

1. Monterey Conservatory: This site was purchased for $210,000 this past year. In addition, a right of way leading through the adjacent property owners' rear yard was recently negotiated for $9,200. This will allow connection with the City-owned corridor to Joost Street. $10,000 in planning funds have been earmarked for the project and the Bureau of Architecture is currently developing alternatives for the preservation of the site.

2. Joseph Conrad Square: The triangle was purchased through the Program for $97,000. Construction is underway with a combination of Program and privately donated funds being used.

3. Kelloch-Vellasco: Development of this site, purchased for $225,000 is also underway. Construction is moving at a rapid pace and should be completed by early fall. Federal grant funds have also been used to supplement local monies on this project.

4. Juri Commons: Purchased under the 1977-78 Program for $62,400, construction should begin shortly and be completed by this October.

5. Lathrop-Tocoloma: The site was acquired for $100,000 under the 76-77 Program. Although a small play area was constructed at the corner of the site, additional development monies have been recommended in the 81-82 Program.

Appendix C

SUMMARY OF OPEN SPACE ACQUISITIONS -- 1975 to 1981

Location/Program Year	Amount Expended	Acerage
1. Berkeley Way (75-76) Diamond Heights/Glen Canyon	$ 64,000	0.87
2. Billy Goat Hill (76-77) Diamond Heights	$ 129,000	4.10
3. Brewster Street (78-79) Bernal Heights	$ 25	0.25
4. Central City Park (76-79)	$1,250,000	0.89
a. Downtown Bowl b. Eddy Street Lots		
5. Churchill Alley (76-79) Chinatown	Project being reevaluated	0.48
6. 1340 Clay Street (70-80) Nob Hill	Deletion recommended by Rcreation/Park Commission	0.28
7. Diamond Heights Lots Diamond Heights	$ 400	3.50
8. Dorothy Erskine Park (75-76) Sunnyside	$ 205,505	1.30
9. Esmeralda Corridor (78-79) Bernal Heights	0 Deleted	0.85
10. Golden Gate Heights (77-78) Inner Sunset	$ 520,000	0.50
11. Grandview Park Extension Golden Gate Heights (75-79)	$ 837,500	2.70
12. Harrison Street Gym (77-79) Mission	$ 190,000	0.65
13. Joseph Conrad Square (76-78) Fisherman's Wharf	$ 97,000	0.25
14. Juri Commons (77-78) Mission	$ 62,400	0.26
15. Kelloch-Vellasco (76-77) Visitacion Valley	$ 225,000)	1.75

Summary of Acquisitions (continued)

Location/Program Year	Amount Expended	Acerage
16. Kite Hill (75-76) Eureka Valley/Upper Market	$ 384,400	2.30
17. Knudsen-Bloom (75-76) Mission/Bernal/Potrero	$ 710,000	4.60
18. Lakeview-Ashton (76-77) Ocean View	$ 14,950	0.50
19. Larkin-O'Farrell (75-76) Central City	$ 310,800	0.20
20. Lathrop-Tocoloma (76-77) Little Hollywood	$ 100,000	1.00
21. Monterey Conservatory (79-80) Sunnyside	$ 219,000	0.18
22. Noe-Beaver (78-79) Duboce/Upper Market	Eminent Domain trial pending (8/81)	0.25
23. Seward Park Extension (77-78) Upper Noe	$ 237,000	0.23
24. Sixth and Folsom a. Hotel site b. Lots	$ 665,000 Eminent domain trial pending on remaining 2 lots	1.12
25. Tank Hill Twin Peaks	$ 650,000	2.80
26. Valencia-Cunningham (75-76) Mission	$ 130,575	0.23
27. Washington and Hyde (78-79) Russian Hill	In negotiation	0.25

Appendix D

COMMUNITY DEVELOPMENT PROGRAM TO RENOVATE AND IMPROVE EXISTING RECREATIONAL FACILITIES - STATUS REPORT 6/80

Community Development funds are being appropriated to supplement the Proposition J Open Space Acquisition and Park Renovation Fund, by providing additional monies for the improvement and renovation of existing recreational areas. In selecting projects for renovation, the following criteria were used:

1. the age and condition of the facility;
2. the amount of past local or federal funding to the facility;
3. priority to neighborhoods primarily composed of low and moderate income residents; and
4. projects which have received prior CD funding for planning and will be reaching the implementation stage.

1981 PROGRAM

Project	Amount Expended	Status
1. Chinese Recreation Center Renovate interior lighting	$ 125,000	Under design
2. Hamilton Recreation Center Children's play area rebahilitation & court resurfacing	100,000	Under design
3. Hayes Valley Playground Renovate night lighting	30,000	Under design
4. Knudsen-Bloom Development Phase I and II	350,000	Under construction
5. Merced Heights Playground Renovation and night lighting	125,000	Design completed
6. Potrero Hill Rec. Center Ramp, sitting area	15,000	Design completed
7. Joseph Lee Recreation Center Rehabilitate gym floor, repair roof	100,000	Under design
8. Mission Recreation Center 1st floor renovation	134,000	Under design
9. Portsmouth Square	116,000	Design completed
TOTAL	$1,095,000	

Appendix D (continued)

1980 PROGRAM

Project	Amount Expended	Status
1. Central City Park Development	$ 200,000	Under design
2. Lang Field (Hayward P/G) Floodlighting	100,000	Contract awarded
3. Hamilton P/G Building Rehabilitation	110,000	Completed
4. Mission Recreation Center Development	200,000	Under design
5. Mission Dolores Park Safety lighting	25,000	Under design
6. Mission Playground Courts resurfacing	45,000	Completed
7. Folsom P/G Building Rehabilitation	30,000	Contract awarded
8. Chinese Playground Resurfacing and lighting	45,000	90% completed
9. North Beach Playground Field floodlighting	100,000	Under construction
10. Washington Square	75,000	Contract awarded
TOTAL	$ 930,000	

1979 PROGRAM

1. Chinese Playground Resurfacing and lighting	$ 35,000	90% completed
2. Chinese Recreation Center Resurfacing and lighting	25,000	Completed
3. Potrero Hill Center Field rehabilitation (Phase II)	50,000	Completed
4. Crocker-Amazon Clubhouse Development	141,300	Completed

1979 Program (continued)

5. Oceanview Center Floor and lighting rehabilitation	200,000	Completed
6. Rolph Playground Rehabilitation	170,000	Completed
7. Hunters Point Gym Rehabilitation	50,000	Under construction
8. Milton Meyer Center Rehabilitation	290,000	Under review
9. Knudsen-Bloom Park Development	250,000	Under construction
10. Mission Recreation Center Development	250,000	Under design
TOTAL	$1,461,300	

1978 PROGRAM

1. Chinese Playground Building development	$ 35,000	Completed with supplemented funds
2. Chinese Playground Polyhedron rehabilitation	30,000	Completed
3. Hamilton Pool Rehabilitation	100,000	Completed
4. Jackson Playground Building rehabilitation	110,000	Completed
5. Margaret Hayward Playground Building rehabilitation	200,000	Design completed
6. Milton Meyer Center Building rehabilitation	150,000	Under review
7. Portsmouth Square Play area rehabilitation	50,000	Under construction
8. Potrero Hill Center Play area rehabilitation	100,000	Under construction
9. Rolph Playground Field rehabilitation	95,000	Completed
10. St. Mary's Center Rehabilitation	190,000	Completed
TOTAL	$1,060,000	

Appendix D (continued)

	1977 PROGRAM	
1. Crocker-Amazon Clubhouse Development	$ 180,000	Completed
2. Duboce Park Development	200,000	Completed
3. Herz Playground Rehabilitation	50,000	Completed
4. Mission Dolores Park Rehabilitation	70,000	Completed
5. North Beach Playground Play Area Rehabilitation	50,000	Completed
6. Portsmouth Square Plaza Rehabilitation	12,000	Completed
TOTAL	$ 562,000	

	1976 PROGRAM	
1. Garfield Square Protective lighting	$ 12,000	Completed
2. Rolph Playground Lighting rehabilitation and new building	212,500	Completed
3. Panhandle Playground Rehabilitation	130,000	Completed
4. Little Hollywood P/G Development	25,000	Completed
5. Chinese Recreation Center Play area rehabilitation	25,000	Completed
6. Chinese Playground Lighting rehabilitation	25,000	Completed
7. Duboce Park Planning	20,000	Completed
8. Folsom Playground Rehabilitation	30,000	Completed
9. Potrero Hill Center Rehabilitation	90,000	Completed

Appendix D (continued)

1976 Program (continued)

10. Cayuga Playground Building rehabilitation	70,000	Completed
11. North Beach Playground Lighting	9,000	Completed
12. Crocker-Amazon Rehabilitation and building plans	66,500	Completed
13. Alamo Square Play area rehabilitation	82,000	Completed
14. Chinese Playground Building	205,800	Completed
15. Jackson Playground Buildng renovation	50,000	Completed
16. Golden Gate Park Sharon Building rehabilitation	115,000	Completed
17. King Pool Enclosure (Additional Funds)	75,000	Completed
TOTAL	$1,242,800	

GENERAL MANAGER'S REPORT

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

FISCAL YEAR 1982-1983

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prepared by
The Recreation and Park Department
in cooperation with
The Citizens' Open Space Advisory Committee

CITY AND COUNTY OF SAN FRANCISCO

AUGUST 2, 1982

July 26, 1982

The Honorable
Members, City Planning Commission, and
Recreation & Park Commission
City & County of San Francisco, California

Dear Commissioners:

Transmitted herewith is the recommended Open Space Acquisition and Park Renovation Citizens Advisory Committee Report for fiscal year 1982-1983. This report represents the eighth such document since voter approval established the Open Space Program in November 1974. As mandated by the Charter, this report represents also detailed progress made to date in the various components of the Open Space Program.

It is my belief that the recommended program will make an important contribution to the renovation of seventeen facilities, continue the improvements of properties previously acquired, and advance the Department's commitment to provide first class facilities in high need neighborhoods. You will note there is only one acquisition recommended and this to complete an existing project. Emphasis here is on development and maintenance of facilities already improved.

Let me take this opportunity to express fervently my thanks to the entire Open Space Committee for the diligence and seriousness with which they have worked during the past year. I am very pleased to advise you that the recommendations of the Committee have been accepted by me without any change. A special commendation is due to the Co-Chairs, Bette Landis and Richard Livingston.

While a number of individuals from City agencies are thanked in the text of the report, it would be entirely remiss not to single out Ms. Mary Burns, who coordinated the efforts of the Open Space Committee in an effective and delightful way during the past year.

Very truly yours,

Tom Malloy

Tom Malloy
General Manager

Attachment

TM:jh:M

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I. Role of the Citizens Advisory Committee

Following passage of the Charter Amendment establishing the Open Space Acquisition and Park Renovation Fund, a Citizens Advisory Committee, consisting of twenty-three members was appointed by the San Francisco Board of Supervisors. The Committee's role is to assist and advise the Recreation and Park Department in the development of a priority plan of expenditure for the annual program. Since its first meeting on June 2, 1975, the Committee has actively reviewed neighborhood needs and toured all potential project sites. The Committee held two public hearings in October of 1981 to obtain community input for its recommendations. Notices of these evening hearings were mailed to over 1,100 community groups, recreation centers and interested citizens.

To facilitate its decision making process, the Committee has six sub-committees: (1) High-need Neighborhoods, (2) Waterfront, (3) Hilltops and Other Open Spaces, (4) Renovation, (5) Maintenance and (6) Future Planning. Information received at these hearings was supplemented by background data from the Recreation and Park, City Planning, and Real Estate Departments.

II. Scope of this Report

Section 6.413 of the Charter of the City and County of San Francisco establishes a program to acquire open space, to develop new park and recreation facilities, and to renovate existing properties under the jurisdiction of the Recreation and Park Department. The program is financed by the Open Space Acquisition and Park Renovation Fund which is supported by an annual ad valorem tax levy of ten cents per $100 of assessed valuation for a period of fifteen years. The recommendations contained in this 1982 - 1983 report constitute the 8th year of the 15 year program. The Charter requires that the General Manager of the Recreation and Park Department present at a joint annual meeting of the Recreation and Park Commission and the City Planning Commission a report "on the implementation of the Recreation and Open Space Programs, on expenditures made from the Open Space Acquisition and Park Renovation Fund,... on properties developed in the preceding year for recreation uses, (and on) general recommendations of further lands for acquisition, improvement or development."

The Charter states that purchase of property must be consistent with the Recreation and Open Space Element of the Comprehensive Plan and the Recreation and Open Space Program Document. Hilltops, hillsides, and other open spaces are specifically identified on maps in these documents. Acquisition of such sites must comply

with this document. Sites not shown in these documents cannot be acquired under the Program unless the Plan Element and Programs Document are amended to include them.

The recommendations of this report reflect a comitment of both the Committee and the Recreation and Park Department to evaluate needs of the various neighborhoods through presentations made at the public hearings as well as general correspondence. In addition, the Department makes every effort to gain community participation in the planning and development phases of all Open Space projects.

The report contains specific recommendations for expenditure of funds on acquisition and development of hilltops, waterfront areas and other open spaces, acquisition and development of new facilities in high-need neighborhoods, and renovation of several Recreation and Park units owned prior to creation of the Open Space Program.

The Recreation and Park Department thanks the people from San Francisco's neighborhoods whose participation has helped to insure the relevancy and success of this program.

1981 - 1982 Open Space Committee

Co-Chairpersons: Bette Landis and Richard Livingston

Cheryl Arenson	Dorothy Erskine	Willinda McCrea
Marty Brennan	Gregory Gonzales	Betty Parshall
Phoebe Brown	Anne Halsted	Madeline Pring
Ella Cahn	Jack Kaiser	Bruce Raful
Mary Connolly	Jo Kuney	Stanley Smith
Henry Davis	Nancy Larson	Jack Trujillo
Robert Dutra	Lonnie Lawson	Willie Wong

If you would like additional information on the Open Space Acquisition and Park Renovation Program, or if you would like to be placed on the Program's mailing list, please call the Recreation and Park Department at 558-3354, or write to:

Open Space Program
McLaren Lodge
Golden Gate Park
San Francisco, CA 94117

III. Funding

The City Controller estimates the money to be available in the Program's eighth year at $5,797,147 plus interest of $800,000, making a total of $6,597,147. Income not spent by the end of each fiscal year remains in the Fund and is carried forward to the next fiscal year. Monies may be used only for the purposes for which they were originally designated. Interest accrued by the Fund is deposited and credited to the Fund.

The charter amendment specified that during the first five years of the Program, certain expenditure categories be allocated a particular percentage of the total funds. Between the fifth and tenth year monies for development are allowed to be increased. After ten years, if acquisitions are deemed substantially complete, expenditures on maintenance and renovation are allowed to be increased. Accordingly, as the majority of available acquisitions have been purchased, an emphasis has been put on the development and maintenance of these sites.

The following is fund allocation by category for 1982 - 1983:

Renovation	$1,608,447
Administration & Maintenance	1,447,784
High Need	2,504,000
Hilltop, Other	255,000
Waterfront	618,646
City Overhead	163,240
TOTAL	$6,597,147

IV. 1982 - 1983 Program

A. HIGH NEED Lonnie Lawson, Chair
R. Dutra, J. Trujillo, W. Wong, Members

Central City:	Development of park and Acquisition, 246 Eddy St.	$ 1,019,000
Mission:	Phase II Development of 2450 Harrison Street	485,000
Chinatown:	Acquisition & Development	500,000
South of Market:	Development at 6th & Folsom	500,000
	TOTAL	$ 2,504,000

The designation of 246 Eddy Street came as a result of the community hearings on the design of the Tenderloin Park, facilitated by the landscape firm of Royston, Hanamoto, Alley and Abbey. This will satisfy the community need for an indoor recreation facility, as well as toilet facilities. It will also add needed open space access between the Eddy Street lots and the Ellis Street lots. There is presently no recreation building in the Tenderloin area and acquisition of this site will allow maximum use of the recently acquired park. The six High-need neighborhoods are designated in the City's Comprehensive Plan and include Central City, South of Market, Chinatown, Hunters Point, Western Addition and the Mission.

B. HILLTOP, OTHER Betty Parshall, Chair
J. Kuney, J. Kaiser, P. Brown, Members

Kite Hill:	Implementation of a portion of the design plan	$ 35,000
Noe and Beaver:	Development	100,000
Diamond Hgts. Lots:	Reinforce slide area, reseed and install sidewalk	45,000
Dorothy Erskine Park:	Repair undermined street, put in bin-wall, repave street, install railing, redefine park boundries	25,000
Hilltop Development Fund:	Erosion control, pathway, etc. at various hilltops	50,000
	TOTAL	$ 255,000

C. WATERFRONT Ella Cahn, Chair
A. Halsted, H. Davis, P. Brown, M. Pring
L. Lawson, Members

In evaluating the impact of the Open Space program at its half way point, the Full Committee felt that special emphasis should be placed on waterfront recreation. The former W.H.O. Sub-committee was divided into Waterfront and Hilltop-Other Sub-committees, and the bulk of this years funding was allocated to the former. After being briefed by staff of the Port Authority and Redevelopment Agency, the Waterfront Sub-committee feels that a public hearing specifically addressed to waterfront recreational needs should be held before designating projects. This meeting will be held in September. In addition to this year's funding, the Sub-committee is carrying over $200,000 originally earmarked for Warm Water Cove making available a total of $818,645 for expenditure this year.

D. RENOVATION Willinda McCrea, Chair
Robert Dutra, Mary Connolly, Phoebe Brown, Madeline Pring, Marty Brennan, Gregory Gonzales

The Renovation budget represents 25% of the Open Space Fund each year, 15% to be used with matching funds given the City, 10% to be used alone. The Open Space Committee bases its annual renovation criteria on:

1). age and condition of facility
2). neighborhood involvement
3). use of facility
4). equal distribution of renovation throughout the City's districts
5). completion of unfinished projects
6). Recreation and Park Department priority lists.

1.	Argonne Playground (Richmond)	Rehabilitation field house	$ 76,000
2.	Balboa Park (Outer San Jose Avenue)	Resurface 4 courts	$ 44,800
3.	Cayuga Playground (Outer Mission)	Rehabilitation building ($53,000) Resurface courts ($29,000)	$ 82,000
4.	Douglass Playground (Noe Valley)	Resurface courts ($23,500) Misc. paving ($4,500)	$ 28,000
5.	Excelsior Playground (Excelsior)	Resurface courts ($23,000) Install benches ($5,000)	$ 28,000
6.	George Moscone Field (Marina)	Rehabilitation building including handicapped access	$ 159.300
7.	Larsen Playground (Sunset)	Rehabilitation playground ($120,000) Resurface courts, ($20,000)	$ 140,000
8.	Midtown Terrace (West of Twin Peaks)	Rehabilitation playground ($100,000) Resurface courts ($44,800) Rehabilitation Building ($35,400)	$ 180,200
9.	Mountain Lake Park (Richmond)	Install gate at card shack ($3,000) ½ basketball court ($15,000) Parcourse ($20,000)	$ 38,000
10.	North Beach Playground (North Beach)	Install fence along Greenwich	$ 5,000

D. RENOVATION (Cont'd)

11.	Parkside (Sunset)	Rehabilitation playground	$ 120,000
12.	Pioneer Park (Telegraph Hill)	Resod Lawn, gravel bed for Walkway, 2 benches for front of tower, planting	$ 2,500
13.	Portsmouth Square (Chinatown)	Rehabilitation park	$ 120,000
14.	Rolph Playground (Mission)	Resurface courts ($40,000) Truck access ($15,000)	$ 55,000
15.	Rossi Playground (Richmond)	Resurface courts	$ 40,0
16.	Sunnyside Playground (Monterey Heights)	Resurface courts ($23,000) Improve drainage ($10,000) Rehabilitation - field house (($76,500)	$ 109,500
17.	Sunset Playground (Sunset)	Resurface courts ($30,000) Supplement 81-82 p/g rehabilitation ($50,000)	$ 80,000
18.	Glass backboards	Citywide	$ 15,000
19.	Resodding	Citywide	$ 20,000
20.	Roof repair	Citywide	$ 155,147
21.	Contingency		$ 110,000
		TOTAL	$ 1,608,447

E. MAINTENANCE AND ADMINISTRATION

Cheryl Arenson, Chair
J. Kuney, R. Dutra, B. Parshall, Members

Department Overhead	$ 20,000
City Attorney	32,000
Real Estate	30,000
Miscellaneous	
Telephone	1,000
Bus Rental	350
Postage	1,500
Xerox	1,000
Contractual	12,500
Building Repair	12,500
Office Supplies	2,000
Film	200
Sound System Rental	250
Audio Tapes	50
Waterfront Boat Tour	400
Property Taxes	250
Scavenger Services*	3,300
Neighborhood Parks & Squares	1,015,219
Community Services	220,134
Playground Patrol**	95,131
TOTAL	$ 1,447,784

*Scavenger service for Knudsen-Bloom and 2450 Harrison Gym

**The Playground Patrol was established under the 1981-82 Program. It provides for two iron workers, a truck, materials and supplies. The Patrol serves to reduce the Department's response time in the the repair of damaged/vandalised playground apparatus. The amount allocated above includes $18,010 in carry-over funds from 1981-82 Fiscal Year.

DETAIL FOR MAINTENANCE BUDGET

1982-83 FISCAL YEAR

NEIGHBORHOOD PARKS & SQUARES

Permanent Salaries, Miscellaneous	$	655,834 *
Craft		62,219 **
Fringe Benefits		191,616
Materials & Supplies ***		35,000
Equipment ***		70,550
TOTAL:	$	1,015,219

* 27 Gardeners
** 2 current custodians, plus 2 custodians for 10 months at 2450 Harrison
*** See detail attached

COMMUNITY SERVICES - 2450 Harrison St. Gym

Permanent Salaries - Miscellaneous	$	108,946 *
Temporary Salaries		52,908 **
Fringe Benefits		30,000
Equipment		20,000
Materials & Supplies		7,500
Holiday Pay		780
TOTAL:	$	220,134

* 5 Recreation Directors for Glen Park, Hamilton, Rochambeau, Moscone and Helen Wills
** 3 Full-time Directors plus weekend coverage at 2450 Harrison St. Gym

PLAYGROUND PATROL

2 - 7395 Ironworkers ($975 each, per pay period)	$	50,895
Fringes (one Permanent)		7,561
Estimated Salary increase (8%)		4,675
Materials & Supplies		50,000
Minus carryover from 1981-82		18,010
TOTAL:	$	95,131

ALL SALARIES INCLUDE AN ESTIMATE OF AN 8% INCREASE FROM 1981-82 RATES

Personnel

2 Custodians (2708)
2450 Harrison, Phase I & II
Larkin & O'Farrell

Equipment Requests

1	Little Hustler, OSHA approved slope mower Knudsen-Bloom and Kelloch-Velasco	25,000
1	Pickup Truck (replacement), 1/4-ton	8,500
2	Rotary Mowers, Toro 52 @ $7,000 ea. Noe Courts, Valencia Cunningham, Eureka Valley, etc.	14,000
1	Flail Mower	2,000
8	Weed-eaters and 8 rolls nylon cord Various locations	3,200
8	Solo Backpack Blowers @ $400 ea. Various locations	3,200
2	Generators with heavy duty 100' cord @ $500 ea.	1,000
2	Electric Hedge Trimmers, 30" Little Wonder with cord @ $400 ea.	800
8	Rotary Mowers, 21" @ $450 ea.	3,600
8	Power Edgers, McLanes Model #300 @ $350 ea.	2,800
1	Chain Saw 16" Homelite, automatic power tip	350
2	Wet/Dry Power Vacuums, 10-gal. capacity @ $750 ea.	1,500

Equipment Requests (Continued)

1	Rigid Portable Pipe Threader	$ 900
2	Buffer/scrubber Floor Care Machines @ $350 ea.	700
4	Billy Goat Vacuum Sweepers @ $250 eac.	1,000
2	Power Augers w/attachments @ $1,000 ea.	2,000

Materials & Supplies

Agricultural Supplies - fertilizers, soil amendments, seed, topsoil, plant material, bulbs, herbicides, soil sterilants, insecticides, poisons, etc.	13,750
Household Supplies & Small Tools - refuse containers, plastic bags, cleaning materials, shovels, rakes, etc.	7,500
Construction Materials - jute netting, steel re-bar, lumber, decomposed granite, cinder dust, nails, etc.	13,750
TOTAL EQUIPMENT, MATERIALS & SUPPLIES	$105,550

Open Space-funded gardening staff are assigned to the following parks, all of which have been rehabilitated with Program funds.

Buena Vista	Alice Chalmers	Dorothy Erskine
Alamo Square	Knudsen-Bloom	Douglass
George Moscone	Kelloch-Velasco	Brooks Property
Lincoln Park	Joseph Conrad	Merced Heights
Sunset Heights	Juri Commons	J.P. Murphy
Noe Courts	* Central City	South Sunset
Balboa Park	* South of Market	South Park
Tank Hill	Kite Hill	

* Staff to be assigned upon project completion in 1982 - 1983.

F. FUTURE PLANNING Bruce Raful, Chair
Marty Brennan, Greg Gonzales, Phoebe Brown, Members

The Future Planning Committee has recommended certain changes in the Open Space Amendment by-laws to facilitate the work of the Committee. These were adopted by the full Committee and delivered to the Board of Supervisors for approval.

Supervisor Molinari introduced these amendments and they were ratified by the Board of Supervisors, Monday, July 12, 1982.

The changes include:

1. election of officers from Chair, Vice Chair, Secretary, Treasurer to those offices deemed necessary to conduct Committee business

2. first meeting of fiscal year changed from July to August

3. meetings - changed from meetings to be held once a month to meetings scheduled as necessary to complete Committee business.

V. SUPPLEMENTAL APPROPRIATIONS

The Committee granted supplemental requests on two separate occasions.

First:	Development:	Peru Street Walkway	Hilltop, Other	$ 20,000
		Little Hollywood	Hilltop, Other	42,500
		Central City Park	High Need	20,000
		Knudsen-Bloom	High Need	60,000
	Renovation:	Joseph Lee Playground	High Need	14,000
		Youngblood-Coleman	High Need	16,500
			TOTAL	$173,000

Second: Sharon Building, Golden Gate Park

Renovation: Matching funds to complete restoration of building $ 425,000

NOTE: WHILE THE OPEN SPACE PROGRAM HAS NOT FUNDED RENOVATIONS IN GOLDEN GATE PARK IN THE PAST (THE DUTCH WINDMILL - $40,000 BEING THE ONE EXCEPTION), THE COMMITTEE FELT THAT THE SHARON BUILDING, WITH ITS LANDMARK DESIGNATION AND THE PROPOSED USE AS AN ARTS AND CRAFTS HEADQUARTERS, WOULD GREATLY BENEFIT THE RESIDENTS OF SAN FRANCISCO AND WOULD ENHANCE THE RECREATIONAL OFFERINGS TO THE CITY AS A WHOLE.

These Supplemental Appropriations were approved by the Recreation and Park Commission, the Mayor and the Board of Supervisors.

VI. CONCLUSIONS

The General Manager wishes to acknowledge and thank the members of the Open Space Committee whose diligence and hard work has contributed immeasurably to the success of this program. Thanks are also extended to the staff of the Recreation and Park Department, particularly Mary Burns, Tim Lillyquist and Jim Rogers for the support and guidance given over the past year. In addition, gratitude is expressed to Dean Macris, Director of City Planning and his staff members, Calivn Malone and Eva Liebermann, as well as Doug Martin of the Department of Public Works and Wallace Wortman and his staff at the Real Estate Department for their aid in making these projects realities.

As in the past, the Department thanks the citizens of San Francisco for the continued support and interest in the Open Space Program.

Appendix A

OPEN SPACE PROGRAM RENOVATION SUMMARY

Since the inception of the Open Space Program, a total of eighty-one renovation projects have been undertaken. Fifty-one of these projects have been completed and the remainder are under construction or in design phase. With ever increasing fiscal restraints both locally and through reductions in Federal grants, these have become critical to this Department's attempt to provide quality recreation and park facilities throughout the City. All projects are completed unless otherwise indicated.

1975 - 76

	Project	Amount Expended
1.	Campbell - Rutland Minipark Installation of park benches and other improvements.	$ 9,000
2.	Glen Park (Chenery and Elk Streets) Renovation of recreation center, installation of outdoor lighting (combined with funds from 1978-79 program).	$239,000
3.	Hayes Valley P/G (Hayes & Buchanan Streets) Painting of clubhouse and resurfacing of play courts, and rehabilitation of play area.	$ 67,100
4.	Helen Wills P/G (Broadway & Larkin Streets) Renovation of building, rehabilitation of play area and installation of field floodlighting (combined with funds from 77-78, and 78-79 programs).	$100,000
5.	Moscone P/G (Chestnut & Buchanan Streets) Renovation of Children's play area (combined with funds from 79-80 program).	$110,000
6.	Noe Valley Courts (24th and Douglass Streets) Renovation and relandscaping of entire playground, rehabilitation of play area and resurfacing of play courts (combined with funds from 79-80 program).	$119,800
7.	Upper Noe Valley (Day & Sanchez Streets) Rehabilitate Children's play area (combined with funds from 78-79 and 80-81 programs).	$ 45,800

8.	Portsmouth Square (Kearney & Washington Streets) Provide sheltered game tables and benches.	$ 14,900
9.	Visitacion Valley P/G (Cora & Leland Streets) Extend height of fence.	$ 9,800

1976 - 77

	Project	Amount Expended
1.	Aptos Playground (Aptos & Ocean Avenues) Renovation of play courts.	$ 12,000
2.	Hamilton Recreation Center (Geary & Steiner Streets) Renovation of Recreation Center.	$135,000
3.	Hayward P/G (Laguna & Golden Gate Avenue) Rehabilitation of Children's play apparatus and miscellaneous improvements.	$ 83,200
4.	Herz P/G (John McLaren Park) (University & Hahn Streets) Rehabilitation of building, and tennis court resurfacing	$ 57,400
5.	Holly Park (Holly Circle) Installation of automatic irrigation, resurfacing of play courts (combined with funds from 77-78 program).	$ 32,500
6.	Rochambeau P/G (24th Avenue near Lake Street) Renovation of clubhouse, resurfacing of play courts and improvements to play apparatus	$ 87,800
7.	Stern Grove (19th Avenue & Sloat Blvd.) Renovation of Children's play area.	$ 65,600
8.	West Sunset P/G (39th Avenue near Ortega Street) Renovation of Children's play area.	$ 84,600
9.	Various tennis court resurfacing (Alamo Square, Buena Vista & Herz) Combined with funds from 77-78 program.	$ 18,300

1977 - 78

	Project	amount Expended
1.	Alamo Square (Hayes & Steiner Streets) Renovation of Children's area and public areas, court resurfacing.	$ 70,400
2.	Buena Vista Park - Phase I Erosion control and court resurfacing	$ 93,300
3.	Douglass P/G (26th & Douglas Streets) Planning funds only.	$ 10,000
4.	Eureka Valley P/G (Collingwood near 18th Street) Rehabilitation of play apparatus and irrigation of ballfield.	$ 62,500
5.	Excelsior P/G (Russia & Madrid Streets) Play area rehabilitation.	$ 43,800
6.	Helen Wills P/G (Larkin & Broadway)	$ 70,000 See 75-76
7.	Holly Park - Phase II Rehabilitation of ballfields and court resurfacing	$ 86,700
8.	Julius Kahn P/G (Jackson Street near Spruce Street) Rehabilitation of Children's play area.	$ 55,800
9.	Portola P/G (Felton & Holyoke Streets) Rehabilitation of Children's play area, ballfield benches and backstops.	$ 61,500
10.	Potrero Hill Center (22nd & Arkansas Streets) Building rehabilitation	$51,100
11.	Rossi P/G (Arguello & Anza Streets) Rehabilitation of Children's play area.	$ 86,700

1978 - 79

	Project	Amount Expended
1.	Balboa Park (Ocean & San Jose Avenues) Rehabilitation of Children's play area.	$ 86,500
2.	Buena Vista - Phase II Continuation of erosion control, installation of pathways and rustic stairways.	$ 94,500
3.	Douglass P/G - Phase II Rahabilitation of hillside area, renovation of play area, drainage correction, combined with Irrigation Bond Project.	$100,000 Construction 85% completed
4.	Glen Park - Phase II Outdoor lighting installation.	$ 46,600
5.	Helen Wills - Rehabilitation of play area and floodlight installation.	$ 73,300 See 75-76
6.	Lincoln Park (34th Avenue & Clement Street) Rehabilitation of Children's play area.	$ 99,600
7.	St. Mary's Center (Murray Street & Justin Drive) Rehabilitation of recreation building. State monies combined with O/S funds.	$125,000
8.	Sunset Heights Park (12th Avenue & Rockdale) Rehabilitation of Children's play area	$ 80,900
9.	South Park (64 South Park Avenue) Renovation of play area and installation of park furniture.	$ 50,000
10.	Upper Noe Valley P/G - Phase II Install lighting and play court resurfacing.	$ 94,782 See 75-76

1979 - 80

	Project	Amount Expended
*	Indicates reinstated projects funded by unallocated interest. Note: 1979-80 and 1980-81 funding did not become available until September of the respective program years.	
1.	* Brooks Property (373 Ramsell Street) Improvements to landscaping, play apparatus, installation of portable toilet. (Supplemental with accrued interest under 80-81)	$ 50,000 Construction 10% completed

2. *	Alice Chalmers P/G (670 Brunswick Street) Replace existing Children's play area. Supplemental with $30,000 accrued interest under 80-81).	$ 75,000 Ready to advertise for bid
3.	Lakeview - Ashton Hilltop Provision of viewing areas and benches.	Project deleted
4.*	Lafayette Square (Washington & Laguna Streets) Renovation of Children's play area, restrooms and resurfacing of courts and pathways.	$110,000 Court work completed, Consultant designing remainder of work
5.	Merced Heights P/G (Bixby & Shields Streets) Renovation of Children's play area, resurfacing of tennis and basketball courts, rehabilitate fancing, combined with C.D. funding.	$105,000 Construction 37% completed
6.*	J. P. Murphy P/G (1960 Ninth Avenue) Renovation of Children's play apparatus, resurfacing of ball court and 3 tennis courts, (combined with C.D. and 1980-81 funding).	$110,000
7.*	Oceanview P/G (Capitol & Montana Streets) Installation of protective lighting.	$ 30,000 Construction 90% completed
8.*	Randolph - Bright Minipark Renovation of Children's play apparatus, improve landscaping	$ 20,000 Contract awarded
9.*	South Sunset P/G (40th Avenue near Vicente Street) Renovation of play apparatus and fence replacement. (Combined with Irrigation Bond Project).	$115,900 Construction 84% completed
10.*	Washington Square (Filbert & Stockton Streets) Provision of additional play apparatus in northwest corner.	$ 20,000 Combined with 81-82 Project. Scheduled for 12/82 bid call.
11.*	Moscone P/G (Chestnut & Buchanan Streets) Combined with previous funding.	$ 30,000 See 75-76
12.	Noe Valley Courts (24th & Douglass Streets) Combined with previous funding	$ 96,800 See 75-76
13.	Windmill Restoration (Golden Gate Park)	$ 40,000

1980 - 81

	Project	Amount Expended
1.	Bernal P/G (Moultrie & Jarboe Streets) Resurfacing of play courts and repair of retaining wall.	$134,000 Ready to advertise for bids
2.	Cayuga Clubhouse (Cayuga & Naglee Streets) Improvement of ventilation and installation of insulation.	$ 16,000
3.	Coit Tower (Telegraph Hill) Replacement of leaking roof.	$ 27,000
4.	Chinese P/G (Sacramento & Waverly Streets) Replacement of sand in Children's play area $2,036 expended on sand, balance to be used for further improvements at Chinese Playground	$ 8,000
5.	Excelsior P/G (Russia & Madrid Streets) Combined with previous funding.	$ 55,900 See 77-78
6.	Head Street Minipark Renovation and expansion of facility	$ 20,000
7.	Huntington Park (California & Taylor Streets) Renovation of entire park and repair of fountain, awaiting outcome of fund-raising efforts by neighborhood groups.	$100,000 Consultant selected, planning and design underway
8.	Jackson P/G (17th & Carolina Streets) Replacement of ballfield sod in conjunction with C.D. funded renovation. Playfields at Rolph, Excelsior, Oceanview, Moscone and portions of Crocker Amazon also accomplished with these funds.	$ 10,000

1981-82

	Project	Amount Expended
1.	Bernal Heights Gym (Bernal Heights) Security, bulkhead repair, completed. Combined with 80-81.	$ 33,500 Ready to advertise for bids
2.	Cayuga Playground Renovate play area and resurface courts.	$ 80,000 Planning and design underway
3.	Christopher (Diamond Heights) Replace lights.	$ 30,000 Planning and design underway
4.	Coit Tower (Telegraph Hill) Stabilize pathway	$ 10,000 Assigned to Bureau of Building Repair
5.	Folsom Playground (Mission) New Asphalt, play area, seating, landscaping.	$ 50,000 Planning and design substantially completed
6.	Glen Park Recreation Center (Glen Park) Security system.	$ 5,000 Completed
7.	Martin Luther King Pool (Bayview) Acoustical tiles.	$ 2,500 Project cancelled
8.	McCoppin Square (Sunset) Renovate play area.	$ 75,000 Planning and design underway
9.	North Beach Playground (North Beach) Resurface play area.	See 80-81 Advertised for bids
10.	Potrero Hill Recreation Center (Potrero Hill) Roof repairs.	See 77-78 Completed
11.	Presidio Heights Playground (Presidio Heights) Resurface courts, renovate play areas.	$ 65,000 Planning and design underway
12.	Richmond District Playgrounds (To be renovated under one contract). Argonne Cabrillo Fulton	 $125,000) $125,000) $125,000) Planning and design underway

13.	States Street Park (Corona Heights) Resurface courts	$ 42,000 Construction underway
14.	Sunset Playground (Sunset) Renovate play area.	$ 75,000 Planning and design underway
15.	Washington Square P/G (North Beach) Install fencing, improve play apparatus	$ 20,000 Planning and design underway
16.	Resodding of Infields (Citywide) Five-plus playing fields.	$ 10,000 Completed
17.	Playground Patrol and play apparatus renovation crew (Citywide) 2 ironworkers, materials, supplies, 1 truck.	$113,000 In house Recreation & Park Dept. project

Bernal
$ 124.05

Appendix B

OPEN SPACE PROGRAM DEVELOPMENT SUMMARY

Several properties acquired through the Open Space Program have been designated for major development. Other sites, notably hilltops, have been recommended for only minor improvements such as benches, viewing areas, etc. It is suggested that these latter sites be improved with funding through the W.H.O. Development Fund.

The following is a status of the major development projects:

HIGH NEED

1. Central City Park - The Program recommended acquisitions on the block bounded by Ellis, Eddy, Jones and Taylor have been completed at a cost of $1,260,000. The firm of Royston, Hanamoto, Alley and Abey has finished designing the Park and site preparation is expected to begin by the end of the year. It has been recommended by the Open Space Committee that an additional parcel holding a one story building be acquired to house a directors' office, restrooms and indoor recreation facilities.

2. Larkin & O'Farrell Park - This site, acquired for $310,800 is now under construction. The future park was designed by D.P.W. and is expected to be completed by mid-October.

3. Folsom & Sixth - The two principal lots that comprise this park site have been acquired. The small portion remaining has been recommended for acquistion by eminent domain. Planning and design is underway (Omi-Lang consultant), and the first community meeting was held on July 31st. The park will be developed with a combination of Open Space and Community Development funds.

4. Mission Community Recreation Center - A vacant red-brick warehouse was acquired through the Open Space Program for $190,000. The acrhitectural firm of DelCampo and Associates has designed an exciting facility to accomodate both recreational and community oriented activities. Phase I construction is nearing completion and Phase II is scheduled to begin in mid-October. Funding sources here include Open Space, State Grants, Community Development funds and a $1.1 million Federal Urban Park Grant.

5. Mission Playground Extension - An abandoned fast food stand was purchased at Valencia and Cunningham Streets, demonilshed and developed into park land.

6. Knudsen-Bloom - Phase I development of this Mission District park is completed and the contract for phase II has been awarded. Construction should be completed by spring. Funding for the park has come from State & Federal grants, Community Development and the Open Space Program.

WATERFRONT, HILLTOP AND OTHER (W.H.O.)

1. Citywide Trail System - $30,000 has been earmarked from several years' Programs for the development of a trail system linking some of the City's major parks. This project has been referred to the Department of City Planning which will develop this scheme as part of the update of the Open Space Element of the Comprehensive Plan.

2. I.M. Scott School Lease - A 12 year lease was secured from the Board of Education for the development of a playground in the school yard. $25,000 has been allocated and the project is under design.

3. India Basin - This project was deleted when the proposal to build the marina was abandoned. The $200,000 allocated for it has reverted to the Waterfront fund (See Waterfront)

4. Joseph Conrad Square - The phase I development of this park has been completed. Phase II is currently being designed by Garret Eckbo. The project is funded by private donations as well as Open Space monies.

5. Juri Commons - Completed

6. Kearney Street - This project is currently under design (Roger Boyer, architect). $60,000 has been allocated and the submittal of a site plan is expected by September.

7. Kelloch-Velasco - Completed, dedication pending.

8. Kite Hill - The planning project has been completed. Only minor development is recommended. This would include rustic pathways and a possible bench or two.

9. Lathrop-Tocoloma - The phase II development of this land is funded by a $240,000 allocation from the Open Space Program. The project is about to go out to bid. Discussions are also underway concerning the acquisition of additional land.

10. Monterey Conservatory - $200,000 has been allocated from the Open Space Program for the restoration of this structure. The work will include a general shoring of the main building supports as well as landscape development. Construction is 20% completed.

11. Peru Street Walkway - Under construction, to be completed in December.

Appendix C

SUMMARY OF OPEN SPACE ACQUISITIONS - 1975 to 1982

Location/Program Year	Amount Expended	Acreage
1. Berkeley Way (75-76) Diamond Heights/Glen Canyon	$ 64,000	0.87
2. Billy Goat Hill (76-77) Diamond Heights	$ 129,000	4.10
3. Brewster Street (78-79) Bernal Heights	$ 25	0.25
4. Central City Park (76-79) a. Downtown Bowl b. Eddy Street lots	1,250,000	0.89
5. Chinatown (76-79)	Sites being studied by Recreation and Park Commission	0.48
6. 1340 Clay Street (70-80) Nob Hill	Deleted	0.28
7. Diamond Heights lots Diamond Heights	$ 400	3.50
8. Dorothy Erskine Park (75-76) Sunnyside	$ 205,505 Acquisition of 1/8 lot pending	1.30
9. Esmeralda Corridor (78-79) Bernal Heights	0 Deleted	0.85
10. Golden Gate Heights (77-78) Inner Sunset	$ 520,000	0.50
11. Grandview Park Extension Golden Gate Heights (75-79)	$ 837,500	2.70
12. 2450 Harrison Street Gym (77-79) Mission	$ 190,000	0.65
13. Joseph Conrad Square (76-78) Fisherman's Wharf	$ 97,000	0.25
14. Juri Commons (77-78) Mission	$ 62,400	0.26
15. Kelloch-Velasco (76-77) Visitation Valley	$ 225,000	1.75

Summary of Acquisitions (Continued)

Location/Program Year	Amount Expended	Acreage
16. Kite Hill (75-76) Eureka Valley/Upper Market	$ 384,400	2.30
17. Knudsen-Bloom (75-76) Mission/Bernal/Potrero	$ 710,000	4.60
18. Lakeview-Ashton (76-77) Ocean View	$ 37,550	0.50
19. Larkin-O'Farrell (75-76) Central City	$ 310,800	0.20
20. Lathrop-Tocoloma (76-77) Little Hollywood	$ 100,000	1.00
21. Monterey Conservatory (79-80) Sunnyside	$ 219,000	0.18
22. Noe-Beaver (78-79) Duboce/Upper Market	Eminent Domain trial pending (8/81)	0.25
23. Seward Park Extension (77-78) Upper Noe	$ 237,000	0.23
24. Sixth & Folsom a. Hotel site b. Lots	$ 665,000 Eminent Domain trial pending on remaining 2 lots	1.12
25. Tank Hill Twin Peaks	$ 650,000	2.80
26. Mission P/G Extension (75-76) Mission	$ 130,575	0.23
27. Washington & Hyde (78-79) Russian Hill	One lot purchased Eminent Domain pending on remaining	0.25
28. Duncan and Castro lots Diamond Heights	$ 126,000	1.00
29. Edgehill Mountain (81-82) West Portal	Eminent Domain trial pending	1.16

Appendix D

COMMUNITY DEVELOPMENT PROGRAM TO RENOVATE AND IMPROVE EXISTING RECREATIONAL FACILITIES - STATUS REPORT 6/82

Community Development funds are being appropriated to supplement the Proposition J Open Space Acquisition and Park Renovation Fund, by providing additional monies for the improvement and renovation of existing recreational areas. In selecting projects for renovation, the following criteria were used:

1. the age and condition of the facility;
2. the amount of past local or federal funding to the facility;
3. priority to neighborhoods primarily composed of low and moderate income residents; and
4. projects which have received prior CD funding for planning and will be reaching the implementation stage.

1982 PROGRAM

	Project	Amount Allocated/ Expended	Status
1.	Hamilton Recreation Center Continuation of rehabilitation.	$ 30,000	Under design
2.	Joseph Lee Center Continuation of rehabilitation.	$ 100,000	Under design
3.	Milton Meyer Center Continuation of rehabilitation.	$ 374,000	Under design
4.	Garfield Square Rehabilitation of basketball court, play area and ballfield.	$ 120,000	Under design

1981 PROGRAM

1.	Chinese Recreation Center Renovate interior lighting.	$ 125,000	98% completed
2.	Hamilton Recreation Center Children's play area rehabilitation and court resurfacing.	$ 100,000	Court resurfacing advertised for bid, Play area under design
3.	Hayes Valley Playground Renovate night lighting.	$ 30,000	Under design
4.	Knudsen-Bloom Development Phase I and II	$ 350,000	Under construction
5.	Merced Heights Playground Renovation and night lighting	$ 125,000	Construction 37% completed
6.	Potrero Hill Recreation Center Ramp, sitting area	$ 15,000	Completed

1981 PROGRAM (Cont'd)

	Project	Amount Allocated/ Expended	Status
7.	Joseph Lee Recreation Center Rehabilitate gym floor, repair roof	$ 100,000	Construction 87% completed
8.	Mission Recreation Center First floor renovation	$ 134,000	Under constructio
9.	Portsmouth Square	$ 116,000	Design completed

1980 PROGRAM

1.	Central City Park Development	$ 200,000	Design completed
2.	Lang Field (Hayward P/G) Floodlighting	$ 100,000	Completed
3.	Hamilton P/G Building Rehabilitation	$ 110,000	Completed
4.	Mission Recreation Center	$ 200,000	Under constructio
5.	Mission Dolores Park Safety lighting	$ 25,000	Under design
6.	Mission Playground Courts resurfacing	$ 45,000	Completed
7.	Folsom P/G Building Rehabilitation	$ 30,000	Under constructio
8.	Chinese Playground Resurfacing and lighting	$ 45,000	Completed
9.	North Beach Playground Field floodlighting	$ 100,000	Completed
10.	Washington Square	$ 75,000	Completed

1979 PROGRAM

1.	Chinese Playground Resurfacing and lighting	$ 35,000	Completed
2.	Chinese Recreation Center Resurfacing and lighting	$ 25,000	Completed
3.	Potrero Hill Center Field rehabilitation (Phase II)	$ 50,000	Completed
4.	Crocker-Amazon Clubhouse Development	$ 141,300	Completed

1979 PROGRAM (Cont'd)

	Project	Amount Allocated/ Expended	Status
5.	Oceanview Center Floor and lighting rehabilitation	$ 200,000	Completed
6.	Rolph Playground Rehabilitation	$ 170,000	Completed
7.	Hunters Point Gym Rehabilitation	$ 50,000	Under construction
8.	Milton Meyer Center Rehabilitation	$ 290,000	Under review
9.	Knudsen-Bloom Park Development	$ 250,000	Phase I completed Phase II Contract awarded
10.	Mission Recreation Center Development	$ 250,000	Under design

1978 PROGRAM

1.	Chinese Playground Building development	$ 35,000	Completed with supplemented fund
2.	Chinese Playground Polyhedron rehabilitation	$ 30,000	Completed
3.	Hamilton Pool Rehabilitation	$ 100,000	Completed
4.	Jackson Playground Building rehabilitation	$ 110,000	Completed
5.	Margaret Hayward Playground Building rehabilitation	$ 200,000	Contract award pending
6.	Milton Meyer Center Building rehabilitation	$ 150,000	Under review
7.	Portsmouth Square Play area rehabilitation	$ 50,000	Under Construction
8.	Potrero Hill Center Play area rehabilitation	$ 100,000	Completed
9.	Rolph Playground Field rehabilitation	$ 95,000	Completed
10.	St. Mary's Center Rehabilitation	$ 190,000	Completed

General Manager's Report

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

City and County of San Francisco

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fiscal year 1983-1984

Prepared by The Recreation and Park Department
in Cooperation with
The Citizens' Open Space Advisory Committee

July 19, 1983

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July 19, 1983

The Honorable Members
of the City Planning and
Recreation and Park Commissions
City and County of San Francisco

Dear Commissioners:

I am pleased to transmit to you the annual report for the Open Space Aquisition and Park Renovation Program for fiscal year 1983-84. This report contains the recommendations of the Citizens' Advisory Committee in which I concur.

STATUS OF PROGRAM

I would like to comment on a few points of interest that have occurred during the last fiscal year.

In High Need Neighborhoods, we have made substantial progress. Parks in both Hunter's Point and Western Addition were planned and developed through the auspices of the Redevelopment Agency. Those facilities have now been turned over to the Recreation and Park Department for maintenance. In the Mission District, construction is almost complete on a major portion of the 35,000 square foot gymnasium and community facility at 2450 Harrison. Development of the 4½ acre Knudsen-Bloom Park is scheduled to be complete in the Fall. Using federal Urban Park and Recreation Rehabilitation funds (UPARR) a new community center is almost complete at Mission Playground and the Community Development funded improvements to the children's play area at Garfield have been approved by the neighborhood. That project will be out to bid in the near future.

At Central City Park, preliminary site preparation is done and the design of the park is 90% complete. Construction should begin after the first of the year. The building designated for acquisition in last year's program has been the subject of intense negotiations by the Real Estate Department. Unfortunately, those negotiations have reached an impasse. The Board of Supervisors has, therefore, authorized the use of eminent domain to acquire the property. Sgt. John Macaulay Park at Larkin and O'Farrell was dedicated in February of this year and is a well used, successful facility.

Design of the park in the South of Market is well underway. Two community meetings have been held. It has been decided to keep and renovate the building at 6th and Harriet. A search for an architectural firm to complete that design is underway.

Chinatown remains the only one of the High Need Neighborhoods in which substantial progress has not been made. The City has recently purchased one of the two designated lots at Washington and Hyde. The Board of Supervisors has authorized eminent domain proceedings for acquisition of the second lot. No court date has been set.

On July 14, 1983 the Recreation and Park Commission recommended acquisition of the Cathay Mortuary site on Powell Street. That recommendation has been sent to the Planning Commission for separate review.

In the area of "Waterfront, Hilltop and Other Open Spaces", substantial progress has been made. The conceptual plan for development of Pier 7 is well underway. Because federal funds have disappeared, that project may become the focus for additional open space development funds in upcoming years. Renovation of the historic Monterey Conservatory has been finished. Because the landscaping and fences are not yet complete, that facility is not open to the public. The City was able to finalize the acquisition of the last small parcel of land at Dorothy Erskine Park. Acquisition of the lot at the corner of Noe and Beaver is just being completed. Development of Little Hollywood Park is finished; a formal dedication will be held next month.

A detailed summary of work on all of the renovation projects is contained in Appendix A. I am pleased that we will finally begin the greening of three Richmond District parks in the fall. The Playground Patrol recommended by the Committee two years ago continues to be a success story and adds greatly to reducing response time to wear and tear and vandalism at neighborhood parks.

1983-84 PROGRAM

With the exception on Chinatown where money is being set aside for both acquisition and development, all of the recommendations for High Need Neighborhoods is for development of already acquired properties. This funding should complete development funding for Central City Park. Additional money may need to be set aside to complete the renovations of the building at Central City and also to complete the park and building in South of Market. Additional money will be suggested in next year's program.

The Waterfront Committee has recommended expenditure of up to $300,000 for renovation of the Dolphin Rowing Club. I am willing to concur with that recommendation with the following restrictions: 1. that the Club engage in a vigorous fundraising drive in the private sector, and that the money be expended on a 50-50 match basis, and 2. that the Parks and Planning Committee of the Recreation and Park Commission continue to monitor the progress of the Club in admitting the public to its facility. Failure to live up to those two caveats will result in the money being added to the money banked by the Waterfront in previous years, with the understanding that development of Pier 7 would have first call on the returned funds.

Members, City Planning and Recreation & Park Commissions
July 12, 1983

The Hilltop and Other Open Spaces Committee contains the only recommendation for new acquisitions. I am pleased to recommend acquisition of the property known at the Saturn Steps and also three lots on Coleridge Street.

As always, the Renovation Committee had the most difficult job of sifting through many meritorious, but competing, requests. the seventeen projects that are proposed by the Open Space Committee are the highest priorities of the Department. It would be my hope that the Committee review those projects that were turned down this year when it begins its work in fiscal year 1983-84.

I would again like to take the opportunity to thank the members of the Open Space Committee for their hard work and diligence. That Committee continues to be one of this City's success stories. The members have gained incredible expertise in the nine years of their existence. And while the membership changes from year to year, I feel exceedingly satisfied in the quality of their work. I am pleased to again send the Committee's recommendations to you without change.

I would like to personally thank the Committee's two co-chairs, Richard Livingston and Willinda McCrea for their work. Mention should also be made of subcommittee chairs: Margaret Brennan (Renovation), Madeline Pring and Anne Halsted (Waterfront), Jo Kuney (Hilltop and Other Open Spaces). Bette Landis (High Need) and Cheryl Arenson (Administration/Maintenance). Together this represents a first rate team in which your Commissions can take pride.

Very truly yours,

Tom Malloy

Tom Malloy
General Manager

TM/MEB/m

I. Role of the Citizens Advisory Committee

Following passage of the Charter Admendment establishing the Open Space Acquisition and Park Renovation Fund, a Citizens Advisory Committee, consisting of twenty-three members, was appointed by the San Francisco Board of Supervisors. The Committee's role is to assist and advise the Recreation and Park Department in the development of a priority plan of expenditures for the annual program. Since its first meeting on June 2, 1975, the Committee has actively reviewed neighborhood needs and toured all potential project sites. The Committee held two public hearings in 1982 to obtain input for its recommendations. Notices of these evening hearings were mailed to over 1,100 community groups, recreation centers and interested citizens.

To facilitate its decision making process, the Committee has six sub-committees: (1) High-need Neighborhoods, (2) Hilltops and Other Open Spaces, (3) Waterfront, (4) Renovation, (5) Maintenance and (6) Future Planning. Information received at these hearings was supplemented by background data from the Recreation and Park, City Planning, and Real Estate Departments.

II. Scope of this Report

Section 6.413 of the Charter of the City and County of San Francisco establishes a program to acquire open space, to develop new park and recreation facilities, and to renovate existing properties under the jurisdiction of the Recreation and Park Department. The program is financed by the Open Space Acquisition and Park Renovation Fund which is supported by an annual ad valorem tax levy of ten cents per $100 of assessed valuation for a period of fifteen years. The recommendations contained in the 1983-84 report constitute the 9th year of the 15 year program. The Charter requires that the General Manager of the Recreation and Park Department present at a joint meeting of the Recreation and Park Commission and the City Planning Commission a report "on the implementation of the Recreation and Open Space Programs, on expenditures made from the Open Space Acquisition and Park Renovation Fund,... on properties developed in the preceding year for recreation uses, (and on) general recommendations of further lands for acquisition, improvement or development."

The Charter states that purchase of property must be consistent with the Recreation and Open Space Program Document. Hilltops, hillsides, and other open spaces are specfically identified on maps in these documents. Acquisition of such sites must comply

with this document. Sites not shown in these documents cannot be acquired under the Program unless the Plan Element and Programs Document are amended to include them.

The recommendations of this report reflect a commitment of both the Committee and the Recreation and Park Department to evaluate needs of the various neighborhoods through presentations made at the public hearings as well as general correspondence. In addition, the Department makes every effort to gain community participation in the planning and development phases of all Open Space projects.

The report contains specific recommendations for expenditures of funds on acquisition and development of hilltops, waterfront areas and other open spaces, acquistion and development of new facilities in high-need neighborhoods, and renovation of several Recreation and Park units owned prior to creation of the Open Space Program.

The Citizens Advisory Committee and the Recreation and Park Department thanks the people from San Francisco's neighborhoods whose participation has helped to insure the relevancy and success of this program.

1982 - 1983 CITIZENS OPEN SPACE ADVISORY COMMITTEE

Co-Chairpersons: Richard Livingston and Willinda McCrea

Cheryl Arenson	Anne Halsted	Madeline Pring
Margaret Brennan	James Fang	Bruce Raful
Phoebe Brown	Jack Kaiser	Stanley Smith
Jonathan Buckley	William Kuhns	Jack Trujillo
Ella Cahn	Jo Kuney	Dan Sweeney
Mary Connolly	Bette Landis	Willie Wong
Henry Davis	Nancy Larson	Jennie Lew
Robert Dutra	Lonnie Lawson	

If you would like additional information on the Open Space Acquisition and Park Renovation Program, or if you would like to be placed on the Program's mailing list, please call the Recreation and Park Department at 558-3354, or write to:

Open Space Program
McLaren Lodge
Golden Gate Park
San Francisco, CA 94117

III. Funding

The City Controller estimates the money to be available in the Program's ninth year at $7,163,000. Income not spent by the end of each fiscal year remains in the Fund and is carried forward to the next fiscal year. Monies may be used only for the purposes for which they were originally designated. Interest accrued by the Fund is deposited and credited to the Fund.

The charter ammendment specified that during the first five years of the Program, certain expenditure categories be allocated a particular percentage of the total funds. Between the fifth and tenth year monies for development are allowed to be increased. After ten years, if acquisitions are deemed substantially complete, expenditures on maintenance and renovation are allowed to be increased. Accordingly, as the majority of available acquisitions have been purchased, an emphasis has been put on the development and maintenance of these sites.

The following is the fund allocation by category for 1983 - 1984:

High Need	$2,750,000
Hilltop, Other	419,000
Waterfront	300,000
Renovation	1,735,000
Maintenance & Administration	1,800,000
City Overhead	159,000
TOTAL	$7,163,000

A. HIGH NEED NEIGHBORHOODS COMMITTEE

Co-Chairpersons: Bette Landis and Jack Trujillo

Johathan Buckley
Robert Dutra
Nancy Larson
Lonnie Lawson

1.	Central City:	Development of park at Jones and Eddy Streets	$ 500,000
		Acquisition and development of building at 246 Eddy	250,000
2.	Chinatown:	Acquisition and development of a park in Chinatown	1,000,000
3.	South of Market:	Development of park at 6th and Folsom Streets	1,000,000
		TOTAL	$2,750,000

The Citizens Advisory Committee received a request to purchase a triangle shaped parcel on 3rd Street by the South San Francisco Opera House in Hunters Point. It is the Committee's understanding that the parcel is being purchased by the MUNI and will be developed in cooperation with the Recreation and Park Department.

B. HILLTOPS AND OTHER OPEN SPACES

Chairperson: Jo Kuney

Margaret Brennan
Robert Dutra

* Prior to making an offer for the acquisition of an portion of Lot 81, the need for the property as we as the project plans, will be approved by the City Planning and Recreation and Park Commissions.

1. Coleridge Street: Acquisition and development of a park, Block 5615, Lots 9,77 & 81* (see above)

2. Saturn Steps: Acquisition and development of a park, Block 2626, Lot10A

3. Bernal Hilltop Running Path: Development of jogging/ pedestrian pathway adjacent to Bernal Blvd.

4. Monterey Conservatory: Completion of development

TOTAL $ 419,000

C. WATERFRONT

Co-Chairpersons:, Anne Halsted and Madeline Pring

Margaret Brennan
Ella Cahn
Jack Kaiser
Nancy Larson
Lonnie Lawson

1. Dolphin Club: Development of additional facilities at the Dolphin Swimming and Boating Club $ 300,000

The General Manager has recommended that up to $300,000 be allocated for the Dolphin Club, at the discretion of the General Manager of the Recreation and Park Department.

The Advisory Committee toured the Waterfront both by vehicle and by boat. A special hearing was held just dealing with the needs for recreation and open space programs along San Francisco's waterfront. Plans for the development of Pier 7 as a recreational facility are being formulated in cooperation with the Port Authority using past Open Space allocations.

D. RENOVATION

Chairperson: Margaret Brennan

Jonathan Buckley
Mary Connolly
Robert Dutra
William Kuhns
Bette Landis
Nancy Larson
Madeline Pring

Major rehabilitation and expansion of four fieldhouses are scheduled. Five play areas will be redesigned and modern play facilities will be added. Improvements and repairs to a dozen other park sites are also planned.

1.	Alice Chalmers (Excelsior)	Rehabilitate fieldhouse Improve courts & drainage	$ 81,500
2.	Brooks Park (O.M.I.)	Install water hookup Landscape	25,000
3.	Cabrillo Playground (Richmond)	Rehabilitate Fieldhouse	54,000
4.	Crocker-Amazon	Construct bocci ball shelter Modify drainage & courts	52,000
5.	Douglas Playground (Upper Noe)	Expand fieldhouse	185,000
6.	Excelsior Playground	Renovate & expand fieldhouse Fence Play area	118,000
7.	Harvey Milk Center (Duboce Triangle)	General repair & improvements to interior and exterior of fieldhouse	110,000
8.	Golden Gate Heights	Rehabilitate courts	25,000
9.	Grattan Playground (Upper Haight)	Rehabilitate play area	144,000
10.	Miraloma Playground	Rehabilitate playground Correct drainage	135,000
11.	Mission Dolores Park (Mission)	General rehabilitation of courts and picnic facilities	45,000
12.	Pexiotto Playground (Corona Hgts.)	Rehabilitate play area	139,000
13.	Potrero Hill	Installation of fencing, lighting, security system	40,000
14.	Golden Gate Park (46th & Lincoln) (Sunset)	Rehabilitate childrens' playground	135,000

15.	Silver Terrace (Bayview)	Rehabilitate play area (Phase I)	120,000
16.	Twin Peaks	Finance Planning Study	
		Install fencing and benches	10,000
17.	Roof repair fund		136,000
18.	Contingency fund		~~185,000~~
		TOTAL	$1,735,000

-58 000 for
Cultural
7/29/85

E. MAINTENANCE AND ADMINISTRATION

Chairperson: Cheryl Arenson
Bob Dutra

Department Overhead	$ 20,000
City Attorney	31,648
Real Estate	32,100
Miscellaneous	
Plat Map Service	500
Telephone	1,000
Bus Rental	350
Postage	1,500
Xerox	1,000
Contractual	12,500
Building Repair	12,500
Office Supplies	2,000
Film	200
Sound System Rental	250
Audio Tapes	50
Waterfront Boat Tour	400
Property Taxes	250
Neighborhood Parks and Squares	1,383,670
Golden Gate Park	16,794
Community Services	297,981
Playground Patrol	173,650
(*includes carry over) TOTAL	1,888,343*

Detail:

Neighborhood Parks & Squares

Permanent Salaries	$823,482*
Perm. Craft Salaries	103,470**
Fringe Benefits	254,418
Materials & Supplies	55,000
Equipment	42,900***
Contractual Services	4,400
	$1,383,670

* 32 Gardeners
** 6 Custodians
*** 2 Floor polishers, 15 Mowers & 3 Pick-up trucks

Playground Patrol

Perm. Craft Salaries	$ 59,872
Fringe Benefits	16,078
Materials & Supplies	60,000
Equipment	37,700
	$173,650

Community Services

Perm. Salaries	$179,237*
Holiday Pay	780
Temp. Salaries	57,339**
Fringe Benefits	52,125
Materials & Supplies	8,500
	$297,981

* 5 Recreation Directors for Glen Park, Hamilton, Rochambeau, Moscone and Helen Wills
**5 Directors at 2450 Harrison St. Gym

Golden Gate Park

Perm. Salaries	$ 12,890*
Fringe Benefits	3,904
	$ 16,794

*Custodian for Sharon Building

Personnel Justification, Parks Division

A. Custodial services for Parks and Squares (6)

Glen Park Center	Helen Wills
Hamilton Center	2450 Harrison St. (2)
St. Mary's Center	

B. Custodian for Golden Gate Park, Sharon Building (1)

C. Gardeners for Parks and Squares (32)*

Buena Vista	Alice Chalmers	Douglass P/G	Ocean View
Alamo Square	Knudsen-Bloom	Brooks Park	King Pool
Moscone Field	Joseph Conrad	Merced Heights	Bernal
Lincoln Park	Juri Commons	J.P. Murphy	Huntington
Sunset Heights	Central City	South Sunset	Washington Sc
Noe Courts	South of Market	South Park	North Beach
Balboa Park	Kite Hill	Little Hollywood	Lafayette
Tank Hill	Dorothy Erskine	Cayuga	Folsom
Rolph	Upper Noe	Hamilton	Monterey Cons
Glen Park	Richmond	Presidio Hgts.	Argonne
Fulton	Cabrillo		

* It should be noted that the funding of gardeners through the Open Space Program is based on the amount of work performed at a particular facility. In many cases several smaller projects are combined in order to justify one gardening position.

F. FUTURE PLANNING

Co-Chairpersons: William Kuhns and Bruce Raful

Jack Trujillo

The Open Space Program is in the Ninth year of its Fifteen year program.

The Citizens Advisory Committee made no specific recommendations this year but is aware of the need to plan for the Open Space and Park Renovation needs of San Francisco after the program expires.

V. CONCLUSIONS

The General Manager wishes to acknowledge and thank the members of the Open Space Committee whose diligence and hard work has contributed immeasurably to the success of this program. Thanks are also extended to the staff of the Recreation and Park Department, particularly Mary Burns, Tim Lillyquist and Jim Rogers for the support and guidance given over the past year. In addition, gratitude is expressed to Dean Macris, Director of City Planning and his staff members, Calvin Malone and Eva Liebermann, as will as Doug Martin of the Department of Public Works and Wallace Wortman and his staff at the Real Estate Department for their aid in making these projects realities.

Appendix A-1

SUPPLEMENTAL APPROPRIATIONS

The Committee has granted supplemental requests on several occasions. These supplemental appropriations were approved by the Recreation and Park Commission, the Mayor and the Board of Supervisors.

1981 - 82

1. Development:	Peru Street Walkway	H.O.	$ 20,000
	Little Hollywood	H.O.	42,500
	Central City Park	Hi Need	20,000
	Knudsen-Bloom	Hi Need	60,000
Renovation	Joseph Lee P/G	Hi Need	14,000
	Youngblood-Coleman	Hi Need	16,500
		TOTAL	$173,000

2. Sharon Building, Golden Gate Park

Renovation: Matching funds to complete restoration of building $425,000

1982 - 83

Renovation: Hunters Point Gym Hi Need $311,000

Appendix A-2

OPEN SPACE PROGRAM RENOVATION SUMMARY

Since the inception of the Open Space Program, a total of ninety-eight renovation projects have been undertaken. Sixty-four of these projects have been completed and the remainder are under construction or in the design phase. With the ever increasing fiscal restraints both locally and through reductions in Federal grants, these monies have become critical to this Department's attempt to provide quality recreation and park facilities throughout the City. All projects listed in this summary are completed unless otherwise indicated.

1975 - 76

	Project	Amount Expended
1.	Campbell - Rutland Minipark Installation of park benches and other improvements.	$ 9,000
2.	Glen Park (Chenery and Elk Streets) Renovation of recreation center, installation of outdoor lighting (combined with funds from 1978-79 program).	$239,000
3.	Hayes Valley P/G (Hayes & Buchanan Streets) Painting of clubhouse and resurfacing of play courts, and rehabilitation of play area.	$ 67,100
4.	Helen Wills P/G (Broadway & Larkin Streets) Renovation of building, rehabilitation of play area and installation of field floodlighting (combined with funds from 77-78, and 78-79 programs).	$100,000
5.	Moscone P/G (Chestnut & Buchanan Streets) Renovation of Children's play area (combined with funds from 79-80 program).	$110,000
6.	Noe Valley Courts (24th and Douglass Streets) Renovation and relandscaping of entire playground, rehabilitation of play area and resurfacing of play courts (combined with funds from 79-80 program).	$119,800
7.	Upper Noe Valley (Day & Sanchez Streets) Rehabilitate Children's play area (combined with funds from 78-79 and 80-81 programs).	$ 45,800

8.	Portsmouth Square (Kearney & Washington Streets) Provide sheltered game tables and benches.	$ 14,900
9.	Visitacion Valley P/G (Cora & Leland Streets) Extend height of fence.	$ 9,800

1976 - 77

	Project	Amount Expended
1.	Aptos Playground (Aptos & Ocean Avenues) Renovation of play courts.	$ 12,000
2.	Hamilton Recreation Center (Geary & Steiner Streets) Renovation of Recreation Center.	$135,000
3.	Hayward P/G (Laguna & Golden Gate Avenue) Rehabilitation of Children's play apparatus and miscellaneous improvements.	$ 83,200
4.	Herz P/G (John McLaren Park) (University & Hahn Streets) Rehabilitation of building, and tennis court resurfacing	$ 57,400
5.	Holly Park (Holly Circle) Installation of automatic irrigation, resurfacing of play courts (combined with funds from 77-78 program).	$ 32,500
6.	Rochambeau P/G (24th Avenue near Lake Street) Renovation of clubhouse, resurfacing of play courts and improvements to play apparatus	$ 87,800
7.	Stern Grove (19th Avenue & Sloat Blvd.) Renovation of Children's play area.	$ 65,600
8.	West Sunset P/G (39th Avenue near Ortega Street) Renovation of Children's play area.	$ 84,600
9.	Various tennis court resurfacing (Alamo Square, Buena Vista & Herz) Combined with funds from 77-78 program.	$ 18,300

1977 - 78

	Project	amount Expended
1.	Alamo Square (Hayes & Steiner Streets) Renovation of Children's area and public areas, court resurfacing.	$ 70,400
2.	Buena Vista Park - Phase I Erosion control and court resurfacing	$ 93,300
3.	Douglass P/G (26th & Douglas Streets) Planning funds only.	$ 10,000
4.	Eureka Valley P/G (Collingwood near 18th Street) Rehabilitation of play apparatus and irrigation of ballfield.	$ 62,500
5.	Excelsior P/G (Russia & Madrid Streets) Play area rehabilitation.	$ 43,800
6.	Helen Wills P/G (Larkin & Broadway)	$ 70,000 See 75-76
7.	Holly Park - Phase II Rehabilitation of ballfields and court resurfacing	$ 86,700
8.	Julius Kahn P/G (Jackson Street near Spruce Street) Rehabilitation of Children's play area.	$ 55,800
9.	Portola P/G (Felton & Holyoke Streets) Rehabilitation of Children's play area, ballfield benches and backstops.	$ 61,500
10.	Potrero Hill Center (22nd & Arkansas Streets) Building rehabilitation	$51,100
11.	Rossi P/G (Arguello & Anza Streets) Rehabilitation of Children's play area.	$ 86,700

1978 - 79

	Project	Amount Expended
1.	Balboa Park (Ocean & San Jose Avenues) Rehabilitation of Children's play area.	$ 86,500
2.	Buena Vista - Phase II Continuation of erosion control, installation of pathways and rustic stairways.	$ 94,500
3.	Douglass P/G - Phase II Rahabilitation of hillside area, renovation of play area, drainage correction, combined with Irrigation Bond Project.	$100,000
4.	Glen Park - Phase II Outdoor lighting installation.	$ 46,600
5.	Helen Wills - Rehabilitation of play area and floodlight installation.	$ 73,300 See 75-76
6.	Lincoln Park (34th Avenue & Clement Street) Rehabilitation of Children's play area.	$ 99,600
7.	St. Mary's Center (Murray Street & Justin Drive) Rehabilitation of recreation building. State monies combined with O/S funds.	$125,000
8.	Sunset Heights Park (12th Avenue & Rockdale) Rehabilitation of Children's play area	$ 80,900
9.	South Park (64 South Park Avenue) Renovation of play area and installation of park furniture.	$ 50,000
10.	Upper Noe Valley P/G - Phase II Install lighting and play court resurfacing.	$ 94,782 See 75-76

1979 - 80

	Project	Amount Expended
*	Indicates reinstated projects funded by unallocated interest. Note: 1979-80 and 1980-81 funding did not become available until September of the respective program years.	
1.	* Brooks Property (373 Ramsell Street) Improvements to landscaping, play apparatus, (Supplemental with accrued interest under 80-81)	$ 50,000

2. *	Alice Chalmers P/G (670 Brunswick Street) Replace existing Children's play area. Supplemental with $30,000 accrued interest under 80-81).	$ 75,000
3.	Lakeview - Ashton Hilltop Provision of viewing areas and benches.	Project deleted
4.*	Lafayette Square (Washington & Laguna Streets) Renovation of Children's play area, restrooms and resurfacing of courts and pathways.	$110,000 Court work completed. Remainder scheduled for Fall '83 bid call
5.	Merced Heights P/G (Bixby & Shields Streets) Renovation of Children's play area, resurfacing of tennis and basketball courts, rehabilitate fencing, combined with C.D. funding.	$105,000
6.*	J. P. Murphy P/G (1960 Ninth Avenue) Renovation of Children's play apparatus, resurfacing of ball court and 3 tennis courts, (combined with C.D. and 1980-81 funding).	$110,000
7.*	Oceanview P/G (Capitol & Montana Streets) Installation of protective lighting.	$ 30,000
8.*	Randolph - Bright Minipark Renovation of Children's play apparatus, improve landscaping	$ 20,000
9.*	South Sunset P/G (40th Avenue near Vicente Street) Renovation of play apparatus and fence replacement. (Combined with Irrigation Bond Project).	$115,900
10.*	Washington Square (Filbert & Stockton Streets) Provision of additional play apparatus in northwest corner.	$ 20,000
11.*	Moscone P/G (Chestnut & Buchanan Streets) Combined with previous funding.	$ 30,000 See 75-76
12.	Noe Valley Courts (24th & Douglass Streets) Combined with previous funding	$ 96,800 See 75-76
13.	Windmill Restoration (Golden Gate Park)	$ 40,000

1980 - 81

	Project	Amount Expended
1.	Bernal P/G (Moultrie & Jarboe Streets) Resurfacing of play courts and repair of retaining wall.	$134,000
2.	Cayuga Clubhouse (Cayuga & Naglee Streets) Improvement of ventilation and installation of insulation.	$ 16,000
3.	Coit Tower (Telegraph Hill) Replacement of leaking roof.	$ 27,000
4.	Chinese P/G (Sacramento & Waverly Streets) Replacement of sand in Children's play area $2,036 expended on sand, balance to be used for further improvements at Chinese Playground	$ 8,000
5.	Excelsior P/G (Russia & Madrid Streets) Combined with previous funding.	$ 55,900 See 77-78
6.	Head Street Minipark Renovation and expansion of facility	$ 20,000
7.	Huntington Park (California & Taylor Streets) Renovation of entire park and repair of fountain, awaiting outcome of fund-raising efforts by neighborhood groups.	$100,000
8.	Jackson P/G (17th & Carolina Streets) Replacement of ballfield sod in conjunction with C.D. funded renovation. Playfields at Rolph, Excelsior, Oceanview, Moscone and portions of Crocker Amazon also accomplished with these funds.	$ 10,000
9.	J.P. Murphy (1960 Ninth Ave) additional funding for 1979-80 project	$ 10,000
10.	Junipero Serra P/G (300 Stonecrest) Renovation of childrens play area	$100,000
11.	Mountain Lake Park (12th Ave & Lake St) Renovation and expansion of play area	$125,000 constr. cont. awarded
12.	North Beach (Lombard & Mason) Renovation and expansion of play area	$ 40,000
13.	Oceanview (Capitol & Montana) Installation of parcourse, benches and play tables	$ 25,000
14.	Richmond P/G (18th Ave near Lake) General renovation of entire facility, resurfacing & lighting	$195,000
15.	Upper Noe P/G (Day & Sanchez) added to 78-79 project	$ 25,000 see 75-6, 78-9

1981-82

1.	Bernal Heights Gym (Moultrie & Jarboe) Security work, bulkhead repairs	$ 33,500
2.	Cayuga P/G (Cayuga & Naglee) Renovation of play area	$ 80,000 Planning and design underway
3.	Christopher P/G (Diamond Hgts. near Duncan) Lighting rehabilitation and modification	$ 30,000 constr. underway
4.	Coit Tower (Telegraph Hill) Pathway stabilization - To be combined with larger project	$ 10,000
5.	Folsom P/G (21st & Folsom) Resurfacing, play area rehab	$ 50,000 const. underway
6.	Glen Park Center (Chenery & Elk) New security system	$ 5,000
7.	McCoppin Sq. (24th Ave & Taraval) Play area renovation	$ 75,000 const. underway
8.	North Beach P/G (Lombard & Mason) Resurface play area	$115,000
9.	Potrero Hill Center (22nd & Arkansas) Roof repairs	$ 10,000
10.	Presidio Heights P/G (Clay near Washington) rehabilitation of play area, resurface courts	$ 65,000 const. cont. award.
11.	Richmond District Playgrounds (to be renovated under one contract: Argonne, Cabrillo & Fulton)	3 @ $125,000 advertised for bids
12.	States Street (Corona Hgts) Resurface courts	$ 42,000
13.	Sunset P/G (28th & Lawton) Renovate play area	$ 75,000
14.	Washington Sq. (North Beach) Install fencing, rehabilitation of childrens play apparatus	$ 20,000 const. underway
15.	Resodding of infields (Citywide)	$ 10,000
16.	Playground Patrol and Play Apparatus Renovation Crew Citywide program supplying 2 ironworkers, materials supplies and truck for playground repairs	$113,000

1982 - 83

1.	Argonne Playground (18th Ave. near Geary) Rehabilitation of field house	$ 76,000 design underway
2.	Balboa Park (Ocean & San Jose Aves) Resurface 4 courts	$ 44,800 advertised for bid
3.	Cayuga Playground (Cayuga & Naglee) Clubhouse rehabilitation ($53,000) Court resurfacing ($29,000)	$ 82,000 advertising 8/83
4.	Douglass Playground Resurface courts ($23,500) and misc. paving ($4,500)	$ 28,000 advertised for bid
5.	Excelsior Playground (Russia & Madrid) Resurface courts ($23,000) Install benches ($5,000)	$ 28,000 advertised for bid
6.	Moscone Field (Chesnut & Buchanan) Rehabilitation of building to include handicapped access	$159,300 advertised for bid
7.	Larsen Playground (19th Ave & Wawona) Playground rehabitation ($120,000) Court resurfacing ($20,000)	$140,000 design underway
8.	Midtown Terrace (Clarendon & Olympia) Rehabilitation of playground ($100,000) Court resurfacing ($44,800) and building rehabilitation ($35,400)	$180,200 planning underway
9.	Mountain Lake Park (12th Ave & Lake St.) supplements 80-81 funding	$ 38,000 see 80-81
10.	North Beach Playground (Lombard & Mason) Install fencing along Greenwich	$ 5,000 in-house project
11.	Parkside (26th Ave & Vicente) Playground rehabilitation	$120,000 planning underway
12.	Pioneer Park (Telegraph Hill) To be combined with larger job	$ 2,500
13.	Portsmouth Sq. (Kearny & Washington) General rehabilitation	$120,000 design underway
14.	Rolph Playground (Potrero & Army) Court resurfacing ($40,000) Development of truck access ($15,000)	$ 55,000
15.	Rossi Playground (Arguello & Anza) Court resurfacing	$ 40,000 advertised for bid
16.	Sunnyside Playground (Melrose & Edna) Resurface courts($23,000) Improve drainage ($10,000) Play area rehab. ($76,500)	$109,500 under design
17.	Sunset (28th & Lawton) Supplements 81-82 project	$ 80,000 under design

18. Glass Backboards installed at recreation centers citywide	$ 15,000
19. Resodding of athletic fields citywide	$ 20,000
20. Roof Repair of recreation facilities citywide	$155,147*
21. Contingency	$110,000

* King Pool under construction
Sunset Fieldhouse under design

Appendix B

OPEN SPACE PROGRAM DEVELOPMENT SUMMARY

Several properties acquired through the Open Space Program have been designated for major development. Other sites, notably hilltops, have been recommended for only minor improvements such as benches, viewing areas, etc. It is suggested that these latter sites be improved with funding through the W.H.O. Development Fund.

The following is a status of the major development projects:

HIGH NEED

1. Central City Park - The 1982 - 83 Program authorized the acquisition of the building located adjacent to the already purchased lands to serve as an indoor facility for toilets and director's office. The Board of Supervisors has authorized eminent domain for this acquisition and money is recommended in the current program to rehabilitate the building. The Phase I development of the park which involves the grading and drainage work on the Downtown Bowl portion, is complete. Planning and design for the Phase II development of the park is nearing completion. A mid-December construction start-up is forcast by D.P.W. with completion expected by late spring 1984.

2. Larkin & O'Farrell - Completed

3. Folsom & Sixth Street Park - The two principal lots that comprise the site have been acquired. A price has been agreed upon for the remaining parcel and final negotiations are in process. Planning and design is underway by the firm of Omi-Lang. Preliminary structural surveys done on the "Casket Factory" indicate that this large handsome brick building is salvagable and will offer excellent indoor recreational opportunities in the area, as well as provide a controlled access to the outdoors portion of the park.

4. Mission Community Recreation Center - This vacant red-brick warehouse was acquired through the Open Space Program for $190,000. The architectural firm of DelCampo & Associates has designed an exciting facility that is now taking shape. The gym protion will be completed in August and advertising for bids on the community center portion is scheduled for July 20. Funding sources for this project include Open Space, State grants, Community Development funds and a $1.1 million Federal Urban Park grant.

5. Mission Playground Extension - Completed

. Knudsen-Bloom Park - The final phase of development for this ark is nearing completion. A dedication can be expected this Fall. unding for this major facility has come from State and Federal rants, Community Development funds and the Open Space Program.

ATERFRONT

. Pier 7 - $100,000 was allocated from both the 1980-81 and 981-82 Open Space Programs for planning and development of a ecreational pier at or near the location of Pier 7 on the North- ast waterfront. The design firm of ROMA has been retained and conceptual design is nearing completion. The final project ost will be large and the $200,000 so far allocated by the Open pace Program will be applied towards planning & design.

HILLTOP AND OTHER

1. I.M. Scott School Lease - A 12-year lease was secured from the Board of Education for the resurfacing of a playcourt in the school yard. $25,000 has been allocated and the project is under construction with an estimated completion date of 8/30.

2. Joseph Conrad Square - The phase I development of this park has been completed and the phase II completion is under construction with an estimated completion date of 9/7/83.

3. Juri Commons - Completed

4. Kearney Street - The design of this project has been completed and approval by the Department is pending.

5. Kelloch-Velasco - Completed

6. Kite Hill - Planning has been completed and only minor development is recommended. This will include some pathway work, and installation of benches to be done by the Hilltop Development Crew (see below)

7. Lathrop-Tocoloma - The Phase II development of this project was funded by a $240,000 allocation from the Open Space Program. The project is now completed.

8. Monterey Conservatory - The rehabilitation of the building has been completed. The Phase II plans for landscape development and fencing are currently under review by this Department.

9. Peru Walkway - Completed

10. Hilltop Development Fund -$150,000 was allocated in the 1981-82 Program for minor improvements to the various hilltops acquired through Open Space. These would include Tank Hill, Grandview Park extension, Billygoat Hill. It has been recommended that the Department hire a two man crew to implement these improvements including pathway development, viewing platforms and benches and rustic stairways. ($50,000 also allocated in 82-83)

11. Dorothy Erskine Park - $25,000 was allocated in the 1982-83 Program to stabilize the area and install fencing. The roadway stabilization will be performed by D.P.W. and the fencing and pathway stabilization by the Hilltop Development Crew.

12. Diamond Heights Slope Stabilization - $45,000 was allocated in 1982-83 to stabilize a slide on Open Space property on Lot 7533 in Diamond Heights. This project is under design in the Department of Public Works.

Appendix C

SUMMARY OF OPEN SPACE ACQUISITIONS - 1975 to 1983

Location/Program Year	Amount Expended	Acreage
1. Berkeley Way (75-76) Diamond Heights/Glen Canyon	$ 64,000	0.87
2. Billy Goat Hill (76-77) Diamond Heights	$ 129,000	4.10
3. Brewster Street (78-79) Bernal Heights	$ 25	0.25
4. Central City Park (76-79) Acquisition of adjacent one story building approved for eminent domain	1,250,000	0.89
5. Chinatown (76-79)	Cathay Mortuary site approved for acquisition 7/14/83 by RPC.	
6. 1340 Clay Street (70-80) Nob Hill	Deleted	0.28
7. Diamond Heights lots Diamond Heights	$ 400	3.50
8. Dorothy Erskine Park (75-76) Sunnyside	$ 205,505	1.30
9. Esmeralda Corridor (78-79) Bernal Heights	0 Deleted	0.85
10. Golden Gate Heights (77-78) Inner Sunset	$ 520,000	0.50
11. Grandview Park Extension Golden Gate Heights (75-79)	$ 837,500	2.70
12. 2450 Harrison Street Gym (77-79) Mission	$ 190,000	0.65
13. Joseph Conrad Square (76-78) Fisherman's Wharf	$ 97,000	0.25
14. Juri Commons (77-78) Mission	$ 62,400	0.26
15. Kelloch-Velasco (76-77) Visitation Valley	$ 225,000	1.75

Summary of Acquisitions (Continued)

Location/Program Year	Amount Expended	Acreage
16. Kite Hill (75-76) Eureka Valley/Upper Market	$ 384,400	2.30
17. Knudsen-Bloom (75-76) Mission/Bernal/Potrero	$ 710,000	4.60
18. Lakeview-Ashton (76-77) Ocean View	$ 37,550	0.50
19. Larkin-O'Farrell (75-76) Central City	$ 310,800	0.20
20. Lathrop-Tocoloma (76-77) Little Hollywood	$ 100,000	1.00
21. Monterey Conservatory (79-80) Sunnyside	$ 219,000	0.18
22. Noe-Beaver (78-79) Duboce/Upper Market	Eminent Domain trial dropped, final negotiations underway	0.25
23. Seward Park Extension (77-78) Upper Noe	$ 237,000	0.23
24. Sixth & Folsom a. Hotel site b. Lots	$ 665,000 Eminent Domain trial dropped, final negotiations underway	1.12
25. Tank Hill Twin Peaks	$ 650,000	2.80
26. Mission P/G Extension (75-76) Mission	$ 130,575	0.23
27. Washington & Hyde (78-79) Russian Hill	One lot purchased Eminent Domain pending on remaining	0.25
28. Duncan and Castro lots Diamond Heights	$ 126,000	1.00
29. Edgehill Mountain (81-82) West Portal	Eminent Domain trial pending	1.16

Appendix D

COMMUNITY DEVELOPMENT PROGRAM TO RENOVATE AND IMPROVE EXISTING RECREATIONAL FACILITIES - STATUS REPORT 6/82

Community Development funds are being appropriated to supplement the Proposition J Open Space Acquisition and Park Renovation Fund, by providing additional monies for the improvement and renovation of existing recreational areas. In selecting projects for renovation, the following criteria were used:

1. the age and condition of the facility;
2. the amount of past local or federal funding to the facility;
3. priority to neighborhoods primarily composed of low and moderate income residents; and
4. projects which have received prior CD funding for planning and will be reaching the implementation stage.

1978 PROGRAM

1.	Chinese Playground Building development	$ 35,000	Completed with supplemented fu
2.	Chinese Playground Polyhedron rehabilitation.	$ 30,000	Completed
3.	Hamilton Pool Rehabilitation	$ 100,000	Completed
4.	Jackson Playground Building rehabilitation	$ 110,000	Completed
5.	Margaret Hayward Playground Building rehabilitation	$ 200,000	Completed
6.	Milton Meyer Center Building rehabilitation	$ 150,000	Under review
7.	Portsmouth Square Play area rehabilitation	$ 50,000	Under const.
8.	Potrero Hill Center Play area rehabilitation	$ 100,000	Completed
9.	Rolph Playground Field rehabilitation	$ 95,000	Completed
0.	St. Mary's Center Rehabilitation	$ 190,000	Completed

1979 PROGRAM

1.	Chinese Playground Resurfacing and lighting	$ 35,000	Completed
2.	Chinese Recreation Center Resurfacing and lighting	$ 25,000	Completed
3.	Potrero Hill Center Field rehabilitation (Phase II)	$ 50,000	Completed
4.	Crocker-Amazon Clubhouse Development	$ 141,300	Completed
5.	Oceanview Center Floor and lighting rehabilitation	$ 200,000	Completed
6.	Rolph Playground Rehabilitation	$ 170,000	Completed
7.	Hunters Point Gym Rehabilitation	$ 50,000	Under constructi
8.	Milton Meyer Center Rehabilitation	$ 290,000	Under review
9.	Knudsen-Bloom Park Development	$ 250,000	Phase I comple Phase II
10.	Mission Recreation Center Development	$ 250,000	Under design

1980 PROGRAM

1.	Central City Park Development	$ 200,000	Phase I completed Phase II in Desig
2.	Lang Field (Hayward P/G) Floodlighting	$ 100,000	Completed
3.	Hamilton P/G Building Rehabilitation	$ 110,000	Completed
4.	Mission Recreation Center	$ 200,000	Phase I nearly com- pleted.
5.	Mission Dolores Park Safety lighting	$ 25,000	Under design
6.	Mission Playground Courts resurfacing	$ 45,000	Completed
7.	Folsom P/G Building Rehabilitation	$ 30,000	Completed
8.	Chinese Playground Resurfacing and lighting	$ 45,000	Completed
9.	North Beach Playground Field floodlighting	$ 100,000	Completed
10.	Washington Square	$ 75,000	Completed

1981 PROGRAM

1.	Chinese Recreation Center Renovate interior lighting.	$ 125,000	Completed
2.	Hamilton Recreation Center Children's play area rehabilitation and court resurfacing.	$ 100,000	Combined with 1982 Project
3.	Hayes Valley Playground Renovate night lighting.	$ 30,000	Contract awarded
4.	Knudsen-Bloom Development Phase I and II	$ 350,000	Phase II nearing completion
5.	Merced Heights Playground Renovation and night lighting	$ 125,000	Completed
6.	Potrero Hill Recreation Center Ramp, sitting area	$ 15,000	Completed
7.	Joseph Lee Recreation Center Rehabilitate gym floor, repair roof	$ 100,000	Completed
8.	Mission Recreation Center	$ 134,000	Under construction
9.	Portsmouth Square	$ 116,000	Under Design

1982 PROGRAM

	Project	Amount Allocated/ Expended	Status
1.	Hamilton Recreation Center Continuation of rehabilitation.	$ 30,000	Contract awarded
2.	Joseph Lee Center Continuation of rehabilitation.	$ 100,000	Contract awarded
3.	Milton Meyer Center Continuation of rehabilitation.	$ 374,000	Contract awarded
4.	Garfield Square Rehabilitation of basketball court, play area and ballfield.	$ 120,000	Design underway

General Manager's Report

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

City and County of San Francisco

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Prepared by The Recreation and Park Department
in Cooperation with
The Citizens' Open Space Advisory Committee

MAY 16 1984

May 15, 1984

City and County of San Francisco **Recreation and Park Department**

May 15, 1984

The Honorable Members
of the City Planning and
Recreation and Park Commissions
City and County of San Francisco

Dear Commissions:

It is with pleasure that I transmit to you the Ninth Annual Open Space Acquisition and Park Renovation report. Contained herein are the recommendations of the Citizens' Advisory Committee for fiscal year 1984-85 with which I concur.

Status of the Program

Fiscal year 1983-84 saw some major accomplishments in the High Need Program. Construction was completed on two thirds of the gymnasium and Community Center at 2450 Harrison. Dedication ceremonies were held in February. The remaining third of that facility is set to be completed in the Fall. When done, that 36,000 square foot facility will represent the largest in the Department's system. The 4½ acre park at Army and Potrero was dedicated May 4 and represents another major addition to the Mission District.

Planning is well underway for a new South of Market park with the community endorsing the design of the outdoor area of the proposed park. The architectural firm of Marquis Associates has been engaged to design interior space for that site, utilizing a portion of the existing building. Acquisition of the site has been completed.

Construction begins later this month on Father Boeddeker Park (formerly referred to as Central City). This $2 million facility will add a second, much needed park in the Central City area. The courts have recently approved the City's request for immediate possession of the buildings at 246 Eddy. Price will be set at a later date. The architectural firm of Gordon Chong & Associates has been selected and will begin design in the near future.

Eminent domain proceedings for acquisition of the Washington and Hyde Mini-Park in Chinatown have been completed. The landscape architecture firm of Barcelon-Jang has been selected to design the park. Community meetings to assist with planning the park design will be held as soon as the consultant contract is approved by Civil Service and the Human Rights Commissions. Acquisition of a second larger site in Chinatown still remains the program's biggest disappointment. The Mayor has personally become involved in negotiations to try to acquire the Korean Methodist Church at 1123 Powell Street.

The Waterfront, Hilltop and the Other Open Spaces portion of the Program continues to be the focus of great interest. After last year's hearing a great deal of attention was given to the Coleridge Street acquisition. It was decided that the park could be designed without the acquisition of the third lot that was the subject of such debate at last year's hearing The Real Estate Department is proceeding with acquisition of the remaining property. Development of the Bernal Running Track has resulted in new focus on the future of Bernal Hill. The Recreation and Park Commission recently accepted a plan from the Bernal Community to take responsibility for a major portion of the greenbelt on that hilltop that is currently under the jurisdiction of the Department of Public Works. That will include a proposal to close a portion of Bernal Heights Boulevard and will necessitate a new design of the jogging area.

The Recreation and Park Commission was surprised to receive recently a letter from the Dolphin Club notifying them that the $300,000 appropriated in last year's program would not be necessary for reconstruction of that facility. A poll of their membership is currently underway to determine if the members concur in that action. If that is the case, I will recommend those funds be transferred to the Pier 7 project.

Renovation projects continue to bring the Open Space program into a wide variety of neighborhoods. Rehabilitation of three of the Richmond District parks is well underway and slated to be complete by early June. A major problem has developed in projects that are performed by the Bureau of Architecture. I have been notified by that agency that because of a shortage of staff that all of the 1983-84 projects will have to be delayed for some time. The alternative of hiring outside architectural firms has been stopped at this time by Civil Service because of a lawsuit filed against the City for using too many outside consultants. This impasse is being discussed by Civil Service, Department of Public Works and the Recreation and Park Department. I hope for some resolution to the problem in the near future.

1984-85 Program

The program for High Need Neighborhoods contain additional funds for the development of the South of Market and Central City facilities. Attention will continue to be focused on acquisition of a second Chinatown site. Additional funds are proposed to renovate several parks located in those neighborhoods. This program contains a recommendation to acquire the lot south of the 2450 Harrison facility.

The Waterfront, Hilltop and Other Open Spaces program contains a new focus, and that is a request from the Richmond District Community to construct a much needed gymnasium and fitness center. The 1984-85 program contains a recommendation to begin setting aside funds for an acquisition fund to meet that request. Given the price of land in the Richmond, that will

become a multi-year commitment of the fund in order to set aside sufficient monies for this project.

I am proposing to appropriate the Waterfront Development fund set aside in previous years for development of Pier 7. Currently $818,645 exists in that fund. I am proposing to use $25,000 of that amount to enliven the Embarcadero Promenade south of the Ferry Building with 5 flagpoles and colorful banners. The remaining $793,645 would be committed to the Pier 7 project. In addition, if the Dolphin Club does decide that it does not need the $300,000 appropriated to it in fiscal year 1983-84, I would propose to transfer that money to the Pier 7 project as well.

The Renovation Fund continues to generate the most interest throughout the City. As always, there were many more requests made than could be funded. This year's recommendation contains a variety of projects throughout the City including some much needed tree work at Buena Vista Park, additional work at Alice Chalmers, Grattan, Silver Terrace and Miraloma Playgrounds and a major commitment to renovate the historically significant Stern Grove Clubhouse.

The Open Space Program continues to be one of San Francisco's finest examples of citizens working hand-in-hand with City officials in directing the expenditure of public funds. The interest in the program by citizens throughout the City is in large part responsible for that success. The other major component is the diligence and knowledge of the Citizens' Advisory Committee. I would like to personally thank the Co-Chairs of that Committee, Willinda McCrea and Bill Kuhns, as well as the subcommittee Chair and the members. Collectively they represent hundreds of hours of volunteer involvement in an important and successful Program for which the Recreation and Park Department is grateful.

I would also like to thank members of the Planning Department staff, Eva Lieberman and Steve Shotland, who have worked closely with the Committee and this Department on development of this program. Wallace Wortman (Real Estate), Doug Martin (Recreation and Park Engineering) and Norman Karasick (Bureau of Architecture) and their staffs also deserve recognition. And finally, I would like to thank Mary Burns, Tim Lillyquist and Deborah Learner of the Recreation and Park Department for their assistance on the Open Space Program.

As we enter year ten of this fifteen-year program, I believe we can all be proud of the accomplishments of the Open Space Acquisition and Park Renovation Program.

Sincerely,

Tom Malloy

TOM MALLOY
General Manager

TM:MEB:bc

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I. INTRODUCTION

Persuant to the vote of the electorate in November of 1974 Section 6.413 of the Charter of the City and County of San Francisco establishes a program to acquire open space, to develop new park and recreation facilities, and to renovate existing properties under the jurisdiction of the Recreation and Park Department. The program is financed by the Open Space Acquisition and Park Renovation Fund which is supported by an annual ad valorem tax levy of ten cents per $100 of assessed property valuation for a period of fifteen years. Recommendations contained in the 1984 - 1985 report constitutes the 10th year of the 15 year program. The Charter requires that the General Manager of the Recreation and Park Department present at a joint annual meeting of the Recreation and Park and City Planning Commissions a report "...on the implementation of the Recreation and Open Space Program, on expenditures made from the Open Space Acquisition and Park Renovation Fund,... on properties developed in the preceding year for recreation uses, (and on) general recommendations of further lands for acquisition, improvement or development."

The Charter states that purchase of property must be consistent with the Recreation and Open Space Element of the Plan and the Recreation and Open Space Program Document. Hilltops, hillsides and other open spaces are specifically identified on maps in these documents. Acquisition of such sites must comply with this document. Sites not shown in these documents cannot be acquired under the Program unless the Plan Element and Programs Document are amended to include them.

II. ROLE OF THE CITIZENS ADVISORY COMMITTEE

Following passage of the Charter Amendment establishing the Open Space Acquisition and Park Renovation Fund, a Citizens Advisory Committee consisting of twenty-three members was appointed by the San Francisco Board of Supervisors. The Committee's role is to assist and advise the Recreation and Park Department in the development of a priority plan on expenditure for the annual program. Since its first meeting on June 2, 1975, the Committee has actively reviewed neighborhood needs and toured all potential project sites. The Committee held two public hearings in October of 1983 to obtain community input for its recommendations. Notices of these evening hearings were mailed to over 1,100 community groups, recreation centers and interested citizens.

Information received at these hearings was supplemented with background data from the Recreation and Park, City Planning and Real Estate Departments. To facilitate its decision-making process, the Committee has five sub-committees: (1) High-need Neighborhoods, (2) Waterfront, Hilltop and Other, (3) Renovation, (4) Maintenance, and (5) Future Planning.

1983 - 1984 CITIZENS OPEN SPACE ADVISORY COMMITTEE

Co-Chairpersons: Willinda McCrea and William Kuhns

Cheryl Arenson
Margaret Brennan
Phoebe Brown
Jonathan Buckley
Ella Cahn
Mary Connally
Robert Cramer
Henry Davis
Rebecca Evans
Robert Dutra
Anne Halsted
James Fang
Jack Kaiser
Jo Kuney
Bette Landis
Nancy Larson
Lonnie Lawson
Richard Livingston
Jennie Lew
Madeline Pring
Bruce Raful
Stanley Smith
Jack Trujillo
Dan Sweeney
Jane Winslow

If you would like additional information on the Open Space Acquisition and Park Renovation Program, or if you would like to be placed on the Program's mailing list, please call the Recreation and Park Department at 558-3354, or write to:

Open Space Program
McLaren Lodge
Golden Gate Park
San Francisco, CA 94117

III. SCOPE OF THIS REPORT

The recommendations of this report reflect a comitment of both the Committee and the Recreation and Park Department to evaluate needs of the various neighborhoods through presentations made at the public hearings, as well as general correspondence. In addition, the Department makes every effort to gain community participation in the planning and development phases of all Open Space projects.

The report contains specific recommendations for expenditure of funds on acquisition and development of hilltops, waterfront ares and other open spaces as well as the acquisition and development of new facilities in high-need neighborhoods, and the renovation of several Recreation and Park units owned prior to creation of the Open Space Program.

IV. FUNDING

The City Controller estimates the money to be available in the Program's tenth year at $8,311,000. Income not spent by the end of each fiscal year remains in the Fund and is carried forward to the next fiscal year. Monies may be used only for the purposes for which they were originally designated. Interest accrued by the Fund is deposited and credited to the Fund.

The charter amendment specifies that during the first five years of the Program, certain expenditure categories be allocated a particular percentage of the total funds. Between the fifth and tenth year monies for development are allowed to be increased. After ten years, if acquisitions are deemed substantially complete, expenditures on maintenance and renovation are allowed to be increased. Accordingly, as the majority of available acquisitions have been purchased, an emphasis has been put on the development and maintenance of these sites.

The following is the Fund allocation by category for fiscal year 1984 - 1985:

High Need	$ 2,600,000
Waterfront, Hilltop and Other	1,580,815
Renovation	2,037,500
Maintenance	1,953,500
City Overhead	139,185 ?
TOTAL	$ 8,311,000

V. HIGH NEED ($2,600,000)

In past programs, the High Need Subcommittee has concentrated on providing new parks for four of the "High Need" areas designated in the City's Masterplan. They are the North of Market, the South of Market, Chinatown and the Mission District. Most of the acquisitions have been completed and a number of the parks constructed. Others are in the final stages of development.

This year's program includes funds supplementing the North and South of Market and Mission District developments. One lot, adjacent to the 2450 Harrison Gym (Mission Center), has been designated under this program for funds to acquire and develop this lot. Additional funds are recommended for remedial work in the completed gymnasium.

Again this year, funds will be added to those on reserve for the acquisition of land for a Chinatown park. In addition the High Need Subcommittee is recommending funds for two parks; one in the Western Addition and the other in the Bayview/Hunters Point, developed and maintained by the Redevelopment Agency and transferred to the Recreation and Park Department. Funds for a major rehabilitation of the Garfield Playground and Recreation Center in the Mission are also recommended.

Project	Amount Allocated
1. Alioto Minipark (20th/Capp) minimal rehabilitation of existing apparatus and landscaping	$ 5,000
2. Buchanan Street Mall (Western Addition) design funds for ultimate rehabilitation program	25,000
3. Central City Park (Father Boeddeker Park) development of building to be acquired adjacent to park site	100,000

4.	Chinatown Park Acquisition/Development continued funding	500,000
5.	Garfield Playground and Recreation Center (25th/Harrison) general rehabilitation	425,000
6.	Juri Commons (25th/Guererro) installation of automatic irrigation ($15,000) tot swings ($8,000) lighting ($32,000)	55,000
7.	Mission Center (2450 Harrison) remedial work on newly completed center, acquisition and development of adjacent Lot 4	315,000
8.	Palou-Phelps Minipark (Hunters Point) play area reabilitation	150,000
9.	South of Market Park (6th & Folsom) continued development of park and recreation center	600,000
10.	Twenty-fourth Street Minipark (Mission) general rehabilitation	75,000
11.	Contingency fund	25,000 ~~350,000~~
	TOTAL	$ 2,600,000

2,500
-10,000 for
Juri Commons

VI. WATERFRONT HILLTOP AND OTHER OPEN SPACES ($1,580,815)

	1. Little Hollywood Park (Lathrop/Tocoloma) Phase II development	$ 100,000
	2. Richmond Gym Site - funding for an undesignated site for a gymnasium in the Richmond District	~~500,000~~
	3. Noe & Beaver Streets - development	50,000
*	4. Saturn Street Steps - development	110,000
	5. Coleridge Street Park - planning & design	10,000
	6. Pier 7 - development	600,000
	Contingency	~~210,815~~
		$ 1,580,~~815~~

* Cost of acquisition was $140,000 rather than $115,000. 25,000 deducted from development. Difference will have to be made upon next year's program or from Contingency 7/26

1,375,[illegible]

205,815

VII. RENOVATION ($ 2,037,500)

1.	Balboa Park (San Jose & Havelock Sts.) - security lighting	$ 25,000
2.	Buena Vista Park - for the funding of a tree topping crew for 2-3 months	85,000
3.	Crocker Amazon (Geneva Ave. & Moscow St.) - picnic area, handball court, sitting area development; drainage and landscaping work and installation of a parcourse	145,000
4.	Duncan & Castro Park - sidewalk and barriers for Duncan Street side	5,000
5.	Glen Park (Chenery & Elk Sts.) - play area repairs, fencing, erosion control, curbs, concrete stairs, curbwall grading, drainage play equipment , seating, lighting for Bosworth Street entrance	139,000
6.	Grattan Playground (Stanyan & Grattan Sts.) - rehabilitate lower playground, benches and pathways to field, install tennis court wind-break (Phase II)	129,000
7.	North Beach Playground (Colombus Ave. at Lombard) - develop tot lot in current unused library patio	$ 53,000
8.	Palace of Fine Arts (Lyon St.) - resurface pathways, improve drainage system	50,000
9.	Panhandle Playground (Fell St. @ Ashbury) - play area rehabilitation including rerouting of bike path, apparatus repair and landscaping	35,000
10.	Silver Terrace (Thronton Ave. & Bayshore) - club house rehabilitation (Phase II)	125,000
11.	Upper Noe (Day & Sanchez Sts.) - necessary to complete funding for current rehabilitation project	14,000
12.	West of Twin Peaks (various locations) - five year plan to light 20 courts at 7 locations yet to be determined	~~100,000~~

13.	St. Mary's Playground (Murray & Justin) - erosion control and entrance modification	150,000
14.	Sunset Recreation Center (28th & Lawton) - install new floor in gymnasium	130,000
15.	Alice Chalmers (Brunswick & Whittier) - rehab. and expand clubhouse (Phase II)	115,000
16.	Marina Green - repair parcourse	25,000
17.	Miraloma Playground (Omar & Sequoia Ways) - Phase II clubhouse rehabilitation	140,000
18.	Mission Dolores Park - (18th & Dolores) renovation of clubhouse	50,000
19.	Stern Grove Clubhouse - remodel kitchen and a general rehabilitation of interior (Phase I)	200,000
20.	Roof Repair Fund	~~200,000~~ 150,000
21.	Contingency Fund	122,500
	TOTAL	$ ~~2,037,500~~ 1,937,500

VIII. MAINTENANCE AND ADMINISTRATION ($1,953,500)

Department Overhead	$ 20,000	
City Attorney	33,230	
Real Estate	32,100	
Building Repair / Contract. Services	25,000	
	$ 110,330	$ 110,330
Miscellaneous:		
Plat map service	500	
Telephone	1,000	
Bus rental	350	
Postage	1,500	
Xerox	1,000	
Office supplies	1,800	
Film	200	
Audio tapes/equipment	200	
Property taxes	250	
	$ 6,800	$ 6,800
Community Services:		
Permanent salaries	$ 224,960	
Holiday pay	900	
Temporary salaries	44,331	
Fringe benefits	70,489	
Materials & supplies	7,500	
	$ 348,180	$ 348,180
District Parks & Squares:		
Permanent salaries	$ 850,039	
Craft salaries	120,066	
Fringe benefits	272,748	
Contractual services	7,000	
Materials & supplies	55,000	
Equipment purchase	4,000*	
	$1,308,853	$1,308,853
Golden Gate Park:		
Permanent salaries	$ 18,304	
Fringe benefits	5,387	
	$ 23,691	$ 23,691
Publication of Tenth Year Summary Report		$ 10,000

Maintenance and Administration Cont.

Playground Patrol:		
Permanent salaries	$ 64,948	
Fringe benefits	17,698	
Materials & supplies	63,000	
	$ 145,646	$ 145,646
	TOTAL	$ 1,953,500

Explanation of Maintenance & Administration Budget:

1. Community Services budget includes 5 Recreation Directors for Glen Park, Hamilton, Rochambeau, Moscone and Helen Wills 7 Recreation Directors at 2450 Harrison St. Gym and funds for temporary Directors at Kelloch-Velasco and Central City Park. Also included is sick pay funds for 2450 Harrison St. Gym.

2. Golden Gate Park budget funds a custodian for the Sharon Building.

3. Parks and Squares budget funds 6 custodians for Glen Park, Hamilton, St. Mary's Center, Helen Wills and 2450 Harrison St. Gym (2). In addition, it funds 32 gardening positions at parks and squares that have received substantial rehabilitation with Open Space Program funds. These facilities are

Alamo Square	Douglass	Knudsen-Bloom	Rolph
Alice Chalmers	Folsom	Lafayette	Richmond
Argonne	Fulton	Lincoln Park	Tank Hill
Balboa Park	Glen Park	Little Hollywood	South of Market
Brooks Park	Hamilton	Merced Heights	South Park
Bernal	Huntington	Noe Courts	South Sunset
Buena Vista	J.P. Murphy	Monterey Conservatory	Sunset Hgts.
Cabrillo	Joseph Conrad	Moscone	Upper Noe
Cayuga	Juri Commons	Ocean View	Washington Sq.
Central City	Kite Hill	Presidio Hgts.	
Dorothy Erskine	King Pool	Tank Hill	

It should be noted that the funding of gardeners through the Open Space Program is based on the amount of work performed at a particular facility. In many cases several smaller projects are combined in order to justify one gardening position.

APPENDIX A

ACQUISITION/DEVELOPMENT SUMMARY

1975 - 1984

1. Berkeley Way Lot

Year recommended:	1975-76	Acerage:	1.12
Year acquired:	1977	Block:	7524 (9)
Purchase price:	$ 64,000	Location:	Berkeley Way

Status: This lot was acquired with Billy Goat Hill from the Redevelopment Agency. Current plans are for it to remain unimproved open space.

2. Billy Goat Hill

Year recommended:	1976-77	Acerage:	4.10
Year acquired:	1977	Block:	7537/7538 (60,101)
Purchase price	$129,000	Location:	Laidley/30th

Status: While this hillside will remain as mostly unimproved open space minimal funds from the Hilltop Development Fund are recommended to stabalize pathways and install bollards. Project to be done in-house with Hilltop Development Crew.

3. Brewster Street

Year recommended:	1978-79	Acerage:	0.25
Year acquired:	1978	Block:	5556(4,5,6,57,58)
Purchase price:	$ 30	Location:	Bernal Hgts.

Status: Currently to remain as unimproved open space.

4. Central City Park (to be dedicated as Father Boeddeker Park)

Year recommended:	1976-77	Acerage:	2.50
Year acquired:	1978---	Block:	332(6-9,17-19)
Purchase Price:	$1,250,000	Location:	Ellis/Taylor

Status: Acquisition of a one story building at 254 Eddy and adjacent to the park site is nearing completion. An order for immediate possession of the rear portion has been obtained to allow for construction to begin. A contract has been awarded to Munkdale Bros. Inc. and work is to begin in mid-May with an estimated completion in the Spring of 1985. Development costs on the entire project will be approximately $2,000,000. The architect Gordon Chong has been retained to redesign the building. Royston, Hanamoto, et.al. are project landscape architects.

5. Chinatown Site

Status: . Negotiations for a suitable park site have been very difficult due to the high density of development and population in this neighborhood. Money has been banked from each Program year for an ultimate acquisition. Mayor Feinstein has recently become involved with discussions on the possible purchase and relocation of the Korean Methodist Church on Powell Street.

6. Coleridge Street

Year recommended:	1983-84	Acerage:	0.20
Year acquired:	---	Block:	5615 (9,77)
Purchase price:	---	Location:	Bernal Hgts.

Status: The Real Estate Department is currently negotiating for an easement through the rear portion of two adjacent lots to provide access to Peters Street. It has been determined that Lot 81 will not be required. A final determination on acquisition will be made following the outcome of negotiations for aforementioned easements.

7. Diamond Heights Lots

Year recommended:	1975-76	Acerage:	1.07
Year acquired:	1976	Block:	7523/-33/-36
Purchase price:	$400	Location:	Diamond Hgts.

Status: Currently these parcels are to remain as unimproved open space. $45,000 was allocated from the 1982-83 WHO fund to provide slope stabalization for the lot at 101 Topaz Way. Construction is 90% completed.

8. Dorothy Erskine Park (formerly Martha Hill)

Year recommended:	1975-76	Acerage:	1.30
Year acquired:	1978	Block:	6735/6761
Purchase price:	$205,505	Location:	Martha/Baden

Status: Purchased to remain as unimproved open space, there are plans for minimal slope stabalization and rustic stairway to be performed by the Hilltop Development Crew in-house. A more major road stabalization job will be perfromed by D.P.W. $25,000 was allocated from 1982-83 Program for this work.

9. Duncan and Castro

Year recommended:	1977-78	Acerage:	1.00
Year acquired:	1979	Block:	6590 (4-29)
Purchase price:	$126,000	Location:	Diamond Hgts.

Status: Acquired to remain as undeveloped Open Space, the Department will make minor modifications on the Duncan Street frontage.

10. Edgehill Mountain

Year recommended:	1981-82	Acerage:	1.08
Year acquired:	---	Block:	2923
Purchase price:	---	Location:	West Portal

Status: Lots 17, 40, 47, 58, 54 and a portion of 58 have been recommended for acquisition. A suit for eminent domain has been filed but no court date has been set. Engineers have been retained to survey the property to help determine property value in terms of buildability.

11. Golden Gate Heights

Year recommended:	1977-78	Acerage:	0.60
Year acquired:	1981	Block:	1928B (13-21)
Purchase price:	$520,000	Location:	Noriega/15th

Status: Acquired to remain as undeveloped open space.

12. Grandview Park Extension

Year recommended:	1975-76	Acerage:	2.70
Year acquired:	1977-79	Block:	2034A /2050A (27 Lots)
Purchase price:	$837,500	Location:	Moraga/14th

Status: Acquired to remain as undeveloped open space. The Department is proposing minimal hillside stabalization and installation of rustic stairs using the Hilltop Development Crew.

13. 2450 Harrison Street (To be dedicated as Mission Center)

Year recommended:	1977-78	Acerage:	0.65
Year acquired:	1978	Block:	3612 (3,4)
Purchase price:	$190,000	Location:	Mission

Status: The gymnasium portion, designed by del Campo and Associates has been completed and opened, costing $2.7 million. The community center portion is under construction and will cost approximately $900,000. It will open in early Fall. Funds from state and federal grants, and Community Development were used along with Open Space monies.

14. Joseph Conrad Square (Formerly Comumbia Square)

Year recommended:	1977-78	Acerage:	0.26
Year acquired:	1978	Block:	24 (1)
Purchase price:	$97,000	Location:	Foot of Columbus

Status: $50,000 was allocated from the reinstated 1978-79 Program under WHO. Additional funds were raised privately by the surrounding business community. Phase I of the park has been completed. A Phase II portion involving the placement of the Joseph Conrad bust and development of a water feature will be sponsored by the community. A maintenance agreement has also been negotiated with the community.

15. Juri Commons

Year recommended:	1977-78	Acerage:	0.26
Year acquired:	1979	Block:	6532 (8)
Purchase price:	$62,400	Location:	Guerrero/26th

Status: Approximately $100,000 were used to develop this former Southern Pacific right-of-way into a pleasant minipark. Additional funding is recommended this year to supply automoatic irrigation. Funding was from 1978-79 High-need allocation.

16. Kearney Street

Year recommended: 1978-79	Street right-of-way
Retained by D.P.W.	between Vallejo & Fresno

Status: $50,000 was allocated from the 1978-79 WHO allocation to develop the upper portion of Kearney near Vallejo. A preliminary design by Roger Boyer has been completed and a contract for working drawings is pending. Additional funding will be required.

17. Kelloch-Velasco

Year recommended:	1976-77	Acerage:	1.75
Year acquired:	1977	Block:	6361 (18-25)
Purchase price:	$225,000	Location:	Visitacion Valley

Status: Approximately $462,000 in 1977-78 and 1978-79 WHO funding was used to complete this heavily used facility. This year it is recommended that the facility be staffed under the Community Services portion of the Maintnenance budget.

18. Kite Hill

Year recommended:	1975-76	Acerage:	2.30
Year purchased	1977	Block:	27011,11,12,23,49,50)
Purchase price:	$386,816	Location:	Yukon/19th

Status: $10,000 was allocated from the 1978-79 WHO program to fund a study for the development of Kite Hill. It was determined that only minimal development would be desirable. $35,000 was allocated under the 1982-83 WHO program to provide rustic stairways, pathways and benches as well as bollards. Work is to be performed by the Hilltop Development Crew.

19. Knudsen-Bloom

Year recommended:	1975-76	Acerage:	4.60
Year acquired:	1976	Block:	4277 (10,14)
Purchase price:	$710,000	Location:	Army/Potrero

Status: The construction of this park was recently completed at a cost of $2.4 million and was dedicated May 3. The facility was designed by Esherick, Homsey Dodge and Davis and C.H.N.M.B. Contractors on the project were Munkdale Bros. Inc.

20. Lakeview-Ashton

Year recommended:	1976-77	Acerage:	0.32
Year acquired:	1977	Block:	7010(19),7054(37,38)
Purchase price:	$23,600	Location:	O.M.I.

Status: Acquired to remain as undeveloped open space.

21. Mission Playground Extension

Year recommended:	1975-76	Acerage:	0.23
Year acquired:	1976	Block:	3597 (7,8)
Purchase price:	$130,575	Location:	Valencia/Cunningham

Status: A "Jets Hamburger" outlet was acquired and demolished to provide space for extending Mission Playground out to Valencia Street. Project cost was $98,000 (from 1976-77 High-need) and project was contracted by Munkdale Bros. Inc.

22. Little Hollywood Park

Year recommended:	1976-77	Acerage:	1.00
Year acquired:	1976/79	Block:	4991 (60)
Purchase price:	$100,000	Location:	Lathrop/Tololoma

Status: A portion of Lot 60 is leased from Sunset Scavenger while an additional 22,000 sq. ft. was acquired and developed using 1980-81-82 WHO funds totaling $282,500. Contractor: Munkdale

23. Macaulay Park

Year recommended:	1975-76	Acerage:	0.20
Year acquired:	1980	Block:	716 (2)
Purchase price:	$310,800	Location:	Larkin/O'Farrell

Status: This parcel was developed using $127,947 from the High-need accounts of 1976-77,80-81 and 81-82 Program years. It was dedicated in 1983 in memory of Sgt, John Macaulay, a San Francisco Police Officer killed in the line of duty.

24. Monterey Conservatory

Year recommended:	1979-80	Acerage:	0.19
Year acquired:	1980	Block:	6770 (53,54, Ptn55)
Purchase price:	$226,000	Location:	250 Monterey

Status: $190,000 was provided by the 1981-82 WHO budget to renovate this historic building. $132,00 was spent by the Bureau of Architecture (Gottlieb Construction, General Contractor) on the building portion. The remainder will be used to landscape the surrounding area and provide irrigation. Additional funding was allocated under the 1983-84 W.H.O. budget.

25. Noe & Beaver Streets

Year recommended:	1978-79	Acerage:	0.05
Year acquired:	1983	Block:	3561 (8)
Purchase price:	$165,000	Location:	Duboce Triangle

Status: $70,000 remaining from the acquisition budget has been transferred to D.P.W. Park Engineering to begin planning for this minipark. The remainder of needed funds are recommended in the current program. Planning has begun in early May.

26. Peru Avenue Walkway

Year recommended:	1979-80	Street right-of-way
Retained by D.P.W.		Peru between Valmar/Athens

Status: This hillside was improved with $50,000 from the 1980-81 WHO budget. Project design by Richard Schadt.

27. Seward Park Extension

Year recommended:	1977-78	Acerage:	0.26
Year acquired:	1979	Block:	2714 (30,31,32)
Purchase price:	$237,000	Location:	Seward/Corwin

Status: Purchased to remain as undeveloped open space.

28. Saturn Steps

Year recommended:	1983-84	Acerage:	0.10
Year acquired:	pending	Block:	2626 (10A)
Purchase price	_____	Location:	Saturn/Ord

Status: Appraisals have been completed and negotiations with the owner is pending. $110,000 is earmarked in this year's WHO budget to develop the parcel.

29. Sixth & Folsom Park

Year recommended:	1975-76	Acerage:	1.91
Year acquired:	1977---	Block:	3731 (10,11,12,111)
Purchase price:	$1,165,000	Location:	South of Market

Status: The property acquisition has been completed, however relocation of the corner bar is still pending. It has been decided to retain the "casket factory" and adapt it for use as a recreation center. The architectural firm of Omi Lang and ssociates has developed a conceptual design for the park portion and the firm Marquis Associates retained to redesign the building. In excess of $1,500,000 has been banked from various High- eed program budgets to fund the development of this park.

30. Tank Hill

Year recommended:	1976-77	Acerage:	2.80
Year acquired:	1977	Block:	2662
Purchase price:	$650,000	Location:	Clarendon/Twin Peaks

Status: Acquired to remain as undeveloped open space. Minimal funds are earmarked from the Hilltop Development fund to provide some slope stabalization and rustic stairways.

31. Washington & Hyde

Year recommended:	1978-79	Acerage:	0.15
Year acquired:	---	Block:	187 (12,13)
Purchase price	---	Location:	Chinatown

Status: Lot 12 was acquired for $275,000 ln 1983. Agreement on price for lot 13 has been reached and Board approval is expected in July. Development funds have been set aside from several High-Need budgets.

32. W.H.O. Development Fund

Status: The 1981-82 Open Space Program designated $150,000 from the W.H.O. budget to fund a crew for the purpose of making minimal necessary improvements on lands acquired through the Program and meant to remain in a naturalistic state. The type of improvements intended were those such as erosion control and slope stabalization, installation of some rustic steps and vehicle barriers. Reference is made to projects earmarked for these funds throughout this report.

33. I.M. Scott School Lease

Status: In the 1978-79 WHO Program it was recommended that $25,000 be used to fund the resurfacing of the play courts at I.M. Scott school. A 12-year lease has been secured and the work completed.

34. City-Wide Trail System

Status: In 1979-80 $10,000 in planning funds were set aside for the development of a city-wide trail system. These funds were transferred to the Department of City Planning who will address the issue in the up-dated Open Space Element of the City's Masterplan.

APPENDIX B

OPEN SPACE RENOVATION SUMMARY

1975 - 1984

Since the enception of the Open Space Program, a total of 114 renovation projects have been undertaken. Sixty-four of these projects have been completed and the remainder are under construction or in the design phase. With the ever increasing fiscal restraints both locally and through reductions in Federal grants, these moniew have become critical to this Department's attempt to provide quality recreation and park facilities throughout the City. All projects listed in this summary are completed unless otherwise indicated.

1983 - 1984

Project	Amount Expended
1. Alice Chalmers (670 Brunswick) rehabilitate field house, resurface courts, improve drainage	$ 81,500 drainage completed, architect to be selecte for remainder of work
2. Brooks Park (373 Ramsell) install water hookup and improve landscaping	25,000 planning underway
3. Cabrillo Playground (38th/Cabrillo) rehabilitate fieldhouse	54,000 architect to be selecte
4. Crocker-Amazon (Geneva/Moscow) construct bocci ball shelter, modify drainage near courts	52,000 architect to be selecte
5. Douglass Playground (26th/Douglas) expand fieldhouse	185,000 architect to be selecte
6. Excelsior Playground (Russia/Madrid) expand fieldhouse, fence childrens' play area	118,000 architect to be selecte
7. Harvey Milk Center (50 Scott) general repair and improvements to interior and exterior of building	110,000 architect to be selecte
8. Golden Gate Heights (12th/Rockridge) tennis court rehabilitation	25,000 planning/design finishe
9. Grattan Playground (Stanyan/Alma) play area rehabilitation	144,000 planning/design underwa

15.	Rossi Playground (Arguello/Anza) court resurfacing	$ 40,000
16.	Sunnyside Playground (Melrose/Edna) resurface courts ($23,000) improve drainage ($1,000) lighting rehabilitation ($76,000)	109,000 courts complete light in desig
17.	Sunset Playground (28th/Lawton) supplements 80-81 project	80,000 see 80-81
18.	Glass backboards installed at recreation centers citywide	15,000 completed
19.	Resodding of athletic fields citywide	20,000 completed
20.	Roof repair of facilities citywide	155,147*

* King Pool substantially completed
Sunset Fieldhouse completed

1982 - 1983

Project	Amount Expended
1. Argonne Playground (18th/Geary) field house rehabilitation	$ 76,000 construction underway
2. Balboa Park (Ocean/San Jose) resurface four tennis courts	44,800
3. Cayuga Playground (Cayuga/Naglee) clubhouse rehabilitation ($53,000), court resurfacing ($29,000)	82,000 bldg. contract awarded courts completed
4. Douglass Playground (26th/Douglass) court resurfacing ($23,500), paving ($4,500)	28,000
5. Excelsior Playground (Russia/Madrid) court resurfacing ($23,000), benches ($5,000)	28,000
6. Moscone Field (Chesnut/Buchanan) clubhouse rehabilitation including handicap access	159,300
7. Larson Playground (19th/Wawona) playground rehabilitation ($120,000) courts ($20,000)	140,000 planning completed
8. Midtown Terrace (Clarendon/Olympia) play area rehabilitation ($100,000) resurface courts ($44,800) building rehab ($35,400)	180,200 masterplanning ready for community review
9. Mountain Lake Park (12th/Lake) supplements 1980-81 funding	38,000 see 80-81
10. North Beach Playground (Lombard/Mason) install fencing along Greenwich	5,000 in-house project
11. Parkside Square (26th/Vicente) playground rehabilitation	120,000 const. contract awarded
12. Pioneer Park (Telegraph Hill) summplements 1981-82 funding	2,500 see 81-82
13. Portsmouth Square (Kearney/Washington) general rehabilitation	120,000 design underway
14. Rolph Playground (Army/Potrero) resurface courts ($40,000) develop truck access ($15,000)	55,000

10.	Miraloma Playground (Omar/Sequoia) play area rehabilitation, correct drainage	135,000 planning/design under
11.	Mission Dolores Park (18th/Dolores) general rehabilitation of courts and picnic areas	45,000 planning/design under
12.	Peixotto Playground (15th Roosevelt) play area rehabilitation	139,000 revised program under consideration
13.	Potrero Hill (22nd/Arkansas) installation of fencing, lighting & security system	40,000 revised program under consideration
14.	Golden Gate Park (46th & Lincoln) play area rehabilitation	135,000 planning/design under
15.	Silver Terrace (Silver/Bayshore) play area rehabilitation (Phase I)	120,000 planning/design under
16.	Twin Peaks (Christmas Tree Point) for planning improvements	10,000
17.	Roof repair fund	136,000

1981-82

	Project	Amount Expended
1.	Bernal Heights Gym (Moultrie & Jarboe) Security work, bulkhead repairs	$ 33,500
2.	Cayuga P/G (Cayuga & Naglee) Renovation of play area	$ 80,000 Construction underway
3.	Christopher P/G (Diamond Heights near Duncan) lighting rehabilation and modification	$ 30,000
4.	Coit Tower (Telegraph Hill) Pathway stabilization - To be combined with larger project	$ 10,000
5.	Folsom P/G (21st & Folsom) Resurfacing, play area rehab	$ 50,000
6.	Glen Park Center (Chenery & Elk) New security system	$ 4,900
7.	McCoppin Square (24th Ave & Taraval) Play area renovation	$ 86,000
8.	North Beach P/G (Lombard & Mason) Resurface play area	$ 96,600
9.	Potrero Hill Center (22nd & Arkansas) Roof repairs	$ 5,200
10.	Presidio Heights P/G (Clay near Washington) rehabilitation of play area, resurface courts	$ 65,000
11.	Richmond District Playgrounds (to be renovated under one contract: Argonne, Cabrillo & Fulton)	$160,000
12.	States Street (Corona Heights) Resurface courts	$ 39,300
13.	Sunset P/G (28th & Lawton) Renovate play area (combined with 82-83 program)	$ 75,000
14.	Washington sq. (North Beach) Install fencing, rehabilitation of children's play apparatus	$ 20,000
15.	Resodding of infields (Citywide)	$ 10,000
16.	Playground Patrol and Play Apparatus Renovation crew Citywide program supplying 2 ironworkers, materials supplies and truck for playground repairs	$113,000

1980-81

	Project	Amount Expended
1.	Bernal P/G (Moultrie & Jarboe Streets) Resurfacing of play courts and repair of retaining wall.	$134,000
2.	Cayuga Clubhouse (Cayuga & Naglee Streets) Improvement of ventilation and installation of insulation.	$ 16,000
3.	Coit Tower (Telegraph Hill) Replacement of leaking roof.	$ 27,000
4.	Chinese P/G (Sacramento & Waverly Streets) Replacement of sand in Children's play area $2,036 expended on sand, balance to be used for further improvements at Chinese Playground.	$ 8,000
5.	Excelsior P/G (Russia & Madrid Streets) Combined with previous funding.	$ 55,900 See 77-78
6.	Head/Chester Street Miniparks Renovation and expansion of facilies	$ 40,000
7.	Huntington Park (California & Taylor Streets) Renovation of entire park and repair of fountain, awaiting outcome of fund-raising efforts by neighborhood groups.	$100,000
8.	Jackson P/G (17th & Carolina Streets) Replacement of ballfield sod in conjunction with C.D. funded renovation. Playfields at Rolph, Excelsior, Oceanview, Moscone and portions of Crocker Amazon also accomplished with these funds.	$ 10,000
9.	J.P. Murphy (1960 Ninth Ave) additional funding for 1979-80 project	$ 10,000
10.	Junipero Serra P/G (300 Stonecrest) Renovation of Childrens play area	$100,000
11.	Mountain Lake Park (12th Ave & Lake St) Renovation and expansion of play area	$125,000 construction underway
12.	North Beach (Lombard & Mason) Renovation and expansion of play area	$ 40,000

1980-81 cont.

	Project	Amount Expended
13.	Oceanview (Capitol & Montana) Installation of parcourse, benches and play tables	$ 25,000
14.	Richmond P/G (18th Ave near Lake) General renovation of entire facility, resurfacing & lighting	$195,000
15.	Upper Noe P/G (Day & Sanchez) added to 78-79 project	$ 25,000 see 75-6, 78-9

1979-80

	Project	Amount Expended
*	Indicates reinstated projects funded by unallocated interest. Note: 1979-80 and 1980-81 funding did not become available until September of the respective program years.	
1.	* Brooks Property (373 Ramsell Street) Improvements to landscaping, play apparatus, (Supplemental with accrued interest under 80-81)	$ 50,000
2.	* Alice Chalmers P/G (670 Brunswick Street) Replace existing Children's play area. Supplemental with $30,000 accrued interest under 80-81).	$ 75,000
3.	Lakeview - Ashton Hilltop Provision of viewing areas and benches.	Project delayed
4.	* Lafayette Square (Washington & Laguna Streets) Renovation of Children's play area and resurfacing of courts and pathways.	$110,000 Court work completed. Remainder scheduled for June 1984 completion
5.	Merced Heights P/G (Bixby & Shields Streets) Renovation of Children's play area, resurfacing of tennis and basketball courts, rehabilitate fencing, combined with C.D. funding.	$105,000
6.	* J.P. Murphy P/G (1960 Ninth Avenue) Renovation of Children's play apparatus, resurfacing of ball court and 3 tennis courts, (combined with C.D. and 1980-81 funding)	$110,000
7.	* Oceanview P/G (Capitol & Montana Streets) Installation of protective lighting.	$ 30,000
8.	* Randolph - Bright Minipark Renovation of Children's play apparatus, improve landscaping.	$ 20,000
9.	* South Sunset P/G (40th Avenue near Vicente Street). Renovation of play apparatus and fence replacement, (Combined with Irrigation Bond Project	$115,000
10.	* Washington Square (Filbert & Stockton Streets) Provision of additional play apparatus in northwest corner.	$ 20,000

1979-80 contd.

	Project	Amount Expended
11.	* Moscone P/G (Chestnut & Buchanan Streets) Combined with previous funding	$ 30,000 See 75-76
12.	Noe Valley Courts (24th & Douglass Streets) Combined with previous funding	$ 96,800 See 75-76
13.	Windmill Restoration (Golden Gate Park)	$ 40,000

1978-79

	Project	Amount Expended
1.	Balboa Park (Ocean & San Jose Avenues) Rehabilitation of Children's play area	$ 86,500
2.	Buena Vista - Phase II Continuation of erosion control, installation of pathways and rustic stairways.	$ 94,500
3.	Douglass P/G - Phase II Rehabiliation of hillside area, renovation of play area, drainage correction, combined with Irrigation Bond Project.	$100,000
4.	Glen Park - Phase II Outdoor lighting installation.	$ 46,600
5.	Helen Wills - Rehabilitation of play area and floodlight installation.	$ 73,300 See 75-76
6.	Lincoln Park (34th Avenue & Clement Street) Rehabilitation of Children's play area	$ 99,600
7.	St. Mary's Center (Murray Street & Justin Drive) Rehabilitation of recreation building. State monies combined with O/S funds.	$125,000
8.	Sunset Heights Park (12th Avenue & Rockdale) Rehabilitation of Children's play area	$ 80,900
9.	South Park (64 South Park Avenue) Renovation of play area and installation of park furniture.	$ 50,000
10.	Upper Noe Valley P/G - Phase II Install lighting and play court resurfacing.	$ 94,782 See 75-76

1977 - 1978

Project	Amount Expended
1. Alamo Square (Hayes/Steiner) renovate play area, resurface courts	$ 70,000
2. Buena Vista Park - Phase I erosion control and court resurfacing	93,300
3. Douglass Playground (26th/Douglass) planning	10,000
4. Eureka Valley Playground (18th/Collingwood) play area rehabilitation, irrigation of ball field	62,500
5. Excelsior Playground (Russia/Madrid) play area rehabilitation	43,800
6. Helen Wills (Larkin/Broadway) combined with funds from 1975-76 program	70,000 see 75-76
7. Holly Park (Holly Circle) Phase II rehabilitation of ballfields and courts	86,700
8. Julius Kahn (Jackson/Spruce) play area rehabilitation	55,800
9. Portola Playground (Felton/Holyoke) rehabilitation of play area, ballfield benches and backstops	61,500
10. Potrero Hill Center (22nd/Arkansas) building rehabilitation	51,100
11. Rossi Playground (Arguello/Anza) play area rehabilitation	86,700

1976 - 77

	Project	Amount Expended
1.	Aptos Playground (Aptos & Ocean Avenues) Renovation of play courts.	$ 12,000
2.	Hamilton Recreation Center (Geary & Steiner Streets) Renovation of Recreation Center.	$135,000
3.	Hayward P/G (Laguna & Golden Gate Avenue) Rehabilitation of Children's play apparatus and miscellaneous improvements.	$ 83,200
4.	Herz P/G (John McLaren Park) (University & Hahn Streets) Rehabilitation of building, and tennis court resurfacing.	$ 57,400
5.	Holly Park (Holly Circle) Installation of automatic irrigation, resurfacing of play courts (combined with funds from 77-78 program).	$ 32,500
6.	Rochambeau P/G (24th Avenue near Lake Street) Renovation of clubhouse, resurfacing of play courts and improvements to play apparatus.	$ 87,800
7.	Stern Grove (19th and Sloat Blvd.) Renovation of Children's play area.	$ 65,600
8.	West Sunset P/G (39th Avenue near Ortega Street) Renovation of Children's play area.	$ 84,600
9.	Various tennis court resurfacing (Alamo Square, Buena Vista & Herz) Combined with funds from 77-78 program.	$ 18,300

1975 - 1976

Project	Amount Expended
1. Campbell-Rutland Minipark - installation of benches and other improvements	$ 9,000
2. Glen Park (Chenery/Elk) renovation of recreation center, installation of outdoor lighting (combined with 1978-79 program funds)	239,000
3. Hayes Valley Playground (Hayes/Buchanan) painting of clubhouse, rehabilitation of courts and play area	67,100
4. Helen Wills (Broadway/Larkin) renovation of building rehabilitation of play area and installation of night lighting (combined with 1977-78, 1978-79 funds)	100,000
5. Moscone Playground (Chesnut/Buchanan) renovation of childrens' play area (combined with 1979-80 funds)	110,000
6. Noe Valley Courts (24/Douglass) renovation of entire playground, play area and resurfacing of play courts (combined with 1979-80 funds)	119,800
7. Upper Noe Valley (Day/Sanchez) rehabilitate childrens play area (combined with 1978-79,1980-81 funds)	45,800
8. Portsmouth Square (Kearney/Washington) provide for sheltered game tables and benches	14,900
9. Visitacion Valley Playground (Cora/Leland) extend height of fence.	9,800

APPENDIX C

SUPPLEMENTAL APPROPRIATIONS

The Committee has granted supplemental requests on several occasions. These supplemental appropriations were approved by the Recreation and Park Commission, the Mayor and the Board of Supervisors.

1981 - 82

1. Development:	Peru Ave. Walkway	H.O.	$	20,000
	Little Hollywood	H.O.		42,500
	Boedekker Park	Hi-Need		20,000
	Potrero del Sol	Hi-Need		60,000
Renovation:	Joseph Lee P/G	Hi-Need		14,000
	Youngblood-Coleman	Hi-Need		16,500
			$	173,000
2. Development:	Sharon Building matching funds		$	425,000

1982 - 83

Renovation:	Hunters Point Gym	Hi-Need	$	311,000

1983 - 84

1. Development	Twin Peaks	W.H.O.	$	200,000
2. Renovation / Hi-Need	Portola P.G		$	200,000
	G.G. Park Carrousel			50,000
	McLaren Grant match			150,000
	Windmill repairs			75,000
	Carrousel Band Organ			70,000
	Hunters Point Center			150,000
	Property Rental			86,386
	South of Market Study			5,000
			$	786,386

SUPPLEMENTAL FUNDING

In addition to the Open Space Program funds which are the subject of this report, the Recreation and Park Department receives additional monies from a variety of state and federal sources. Even though recent budget cuts have reduced the amount of these funds, particularly in federal grants, this money continues to be an important resource in the renovation and development of recreation and park facilities. Major funding sources include:

1. State Roberti-Z'Berg Urban Grant Program
2. State Park Bond Acts (1984 Act to be on June ballot)
3. Federal Land and Water Conservation Fund
4. Federal Urban Park and Recreation Recovery Program
5. State Urban Fishing Program
6. Environmental License Plate Fund

The Department feels that the importance of these grant programs can not be over stated. It is hoped that such funding will continue and, indeed, increase.

General Manager's Report

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

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City and County of San Francisco

fiscal year 1985 - 1986

Prepared by The Recreation and Park Department in Cooperation with The Citizens' Open Space Advisory Committee

MAY 30, 1985

ity and County of San Francisco Recreation and Park Department

May 23, 1985

The Honorable Members
of the City Planning and
Recreation and Park Commissions
City and County of San Francisco

Dear Commissioners:

Herein transmitted is the Tenth Annual Open Space Acquisition and Park Renovation report. Contained, herein, are the recommendations of the Citizens' Advisory Committee for fiscal year 1985-1986 with which I concur.

This past year has seen the completion of several major Open Space projects, including the acquisition of the last remaining parcels at the Sixth and Folsom park site as well as the wooded lots at Edgehill Mountain. In addition, the development of the Mission Recreation Center has been realized with the completion of the Treat Street Center. Most importantly, the eagerly awaited Father Alfred Boeddeker Park has been dedicated and is being enjoyed by all.

Much remains to be done, however. The ultimate success of the program still rests on the successful location and acquisition of a park site in Chinatown. Progress has been made on this endeavor and the coming year should bring a site determination. Efforts are also being made to develop Pier 7, and the Department's first recreation center in the Richmond District. Additional funds are recommended in the current budget for both purposes.

This year's program represents a balanced allocation of funds to High Need, Renovation, Waterfront and other projects. While there are no new acquisitions recommended per se, additional funds are set aside for the Chinatown site.

I would like to thank the staff of the Planning Department, the Department of Public Works, and particularly the members of the Open Space Advisory Committee who worked so hard on this program. In addition, my special thanks to Mary Burns whose fine administration of the program contributes so immeasurably to its success.

Sincerely,

Barney Barron

BARNEY BARRON
Acting General Manager

BB/tl

Lodge, Golden Gate Park San Francisco 94117

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I. INTRODUCTION

Pursuant to the vote of the electorate in November of 1974 Section 6.413 of the Charter of the City and County of San Francisco established a program to acquire open space, to develop new park and recreation facilities, and to renovate existing properties under the jurisdiction of the Recreation and Park Department. The program is financed by the Open Space Acquisition and Park Renovation Fund which is supported by an annual ad valorem tax levy of ten cents per $100 of assessed property valuation for a period of fifteen years. Recommendations contained in the 1985 - 1986 report constitutes the 11th year of the 15 year program. The Charter requires that the General Manager of the Recreation and Park Department present at a joint annual meeting of the Recreation and Park and City Planning Commissions a report "...on the implementation of the Recreation and Open Space Program, on expenditures made from the Open Space Acquisition and Park Renovation Fund,...on properties developed in the preceding year for recreation uses, (and on) general recommendations of further lands for acquisition, improvement or development."

The Charter states that purchase of property must be consistent with the Recreation and Open Space Element of the Plan and the Recreation and Open Space Program Document. Hilltops, hillsides and other open spaces are specifically identified on maps in these documents. Acquisition of such sites must comply with this document. Sites not shown in these documents cannot be acquired under the Program unless the Plan Element and Programs Document are amended to include them.

II. ROLE OF THE CITIZENS ADVISORY COMMITTEE

Following passage of the Charter Amendment establishing the Open Space Acquisition and Park Renovation Fund, a Citizens Advisory Committee consisting of twenty-three members was appointed by the San Francisco Board of Supervisors. The Committee's role is to assist and advise the Recreation and Park Department in the development of a priority plan on expenditure for the annual program. Since its first meeting on June 2, 1975, the Committee has actively reviewed neighborhood needs and toured all potential project sites. The Committee held two public hearings in October of 1984 to obtain community input for its recommendations. Notices of these evening hearings were mailed to over 1,100 community groups, recreation centers and interested citizens.

Information received at these hearings was supplemented with background data from the Recreation and Park, City Planning and Real Estate Departments. To facilitate its decision-making process, the Committee has five sub-committees: (1) High-need Neighborhoods, (2) Waterfront, Hilltop and Other, (3) Renovation, (4) Maintenance, and (5) Future Planning.

1984 - 1985 CITIZENS OPEN SPACE ADVISORY COMMITTEE

Co-Chairpersons: Rebecca Evans and William Kuhns

Cheryl Arenson
Margaret Brennan
Marilyn Clemens
Robert Cramer
Ina Dearman
Robert Dutra
James Fang
Jack Kaiser
Bette Landis
Nancy Larson
Lonnie Lawson
Jennie Lew
Richard Livingston
Willinda McCrea
Maureen O'Rorke
Bruce Raful
Regina Sneed
Dan Sweeney
David Weaveer
Jane Winslow

If you would like additional information on Open Space Acquisition and Park Renovation Programs, or if you would like to be placed on the Program's mailing list, please call the Recreation and Park Department at 558-3354, or write to:

Open Space Program
McLaren Lodge
Golden Gate Park
San Francisco, CA 94117

III. SCOPE OF THIS REPORT

The recommendations of this report reflect a commitment of both the Committee and the Recreation and Park Department to evaluate needs of the various neighborhoods through presentations made at the public hearings, as well as general correspondence. In addition, the Department makes every effort to gain community participation in the planning and development phases of all Open Space projects.

The report contains specific recommendations for expenditure of funds on acquisition and development of hilltops, waterfront areas and other open spaces as well as the acquisition and development of new facilities in high-need neighborhoods, and the renovation of several Recreation and Park units owned prior to creation of the Open Space Program.

IV. FUNDING

The City Controller estimates the money to be available in the Program's tenth year at $9,003,014. Income not spent by the end of each fiscal year remains in the Fund and is carried forward to the next fiscal year. Interest accrued by the Fund is deposited and credited to the Fund.

The charter amendment specifies that during the first five years of the Program, certain expenditure categories be allocated a particular percentage of the total funds. Between the fifth and tenth year monies for development are allowed to be increased. After ten years, if acquisitions are deemed substantially complete, expenditures on maintenance and renovation are allowed to be increased. Accordingly, as the majority of available acquisitions have been purchased, an emphasis has been put on the development and maintenance of these sites.

The following is the Fund allocation by category for fiscal year 1985 - 1986:

High Need	$2,708,418
Renovation	2,193,893
Waterfront, Hilltop and Other	1,849,000
City Overhead	175,769
Maintenance	2,075,934
TOTAL	$9,003,014

V. HIGH NEED SUBCOMMITTEE RECOMMENDATIONS

After reviewing public testimony, department recommendations and cost estimates, the High Need Subcommittee recommended nine projects to be included in the 1985-86 Open Space Program.

With the exception of additional funds for a future acquisition in Chinatown, all funds are for existing parks or parks currently being developed. Projects recommended for funding are located in the Western Addition, Chinatown, North of Market, South of Market, Mission, and Hunters Point Neighborhoods.

The Subcommittee reviewed requests to purchase four additional sites and to renovate two sites which are not recommended for funding at this time.

Recommended for Funding

1.	Ella Hill Hutch Center - relandscaping, new irrigation, security lighting, play area rehabilitation.	$ 290,000
2.	Beideman Minipark - general rehabilitation	86,000
3.	Buchanan Street Mall - funds for Phase I development.	100,000
4.	Chinese Recreation Center - building addition, weight lifting facilities, roof	312,000
5.	Chinatown Park site - acquisition/development	500,000
6.	Boeddeker Park building - development	250,000
7.	6th and Folsom Park site - development	500,000
8.	Garfield Pool and Park - rehabilitation of park and pool including correcting pool entrance, interior decks, dressing rooms, etc.	250,000
9.	Hunters Point Center - rehabilitation of play area, irrigation and lighting.	250,000
	TOTAL PROJECTS	$2,538,000
	CONTINGENCY	$ 170,418
	TOTAL HIGH NEED BUDGET	$2,708,418

High Need Acquisition Requests Not Recommended for Funding

17th and Folsom*
23rd and Guerrero
Marshall School site
Central City Gym/Playground

After review, these requests for acquisition were not recommended at this time because the costs appeared to be prohibitive, the sites were close to existing facilities, and there was insufficient information on availability and other factors.

High Need Rehabilitation Requests Not Recommended for Funding

15th and Shotwell
Macauley Park

After consideration, these projects were not recommended for funding at this time. The Shotwell facility is used through a month-to-month agreement and the future ownership is unclear. It is also unclear what impact the opening of Boeddeker Park in Spring of 1985 will have on the use of Macauley Park and the need for rehabilitation or redesign at that facility.

VI. RENOVATION SUBCOMMITTEE RECOMMENDATIONS

1.	North Beach Playground - development of new center, study/planning funds only	$ 8,000
2.	Bernal Center - gym rehabilitation	105,000
3.	Buena Vista Park - additional tree work ($85,000) master plan ($25,000)	110,000
4.	Golden Gate Park Lawn Bowling - irrigation	68,600
5.	Grandview Park - erosion control, landscaping on east side	139,500
6.	Cow Hollow - clubhouse rehabilitation	105,000
7.	Alta Plaza - Play area rehabilitation	221,500
8.	Junipero Serra - clubhouse expansion ($105,000) court resurfacing ($ 40,000)	145,000
9.	Pioneer Log Cabin (G.G.Park) - rehabilitation	115,700
10.	Visitacion Valley - clubhouse rehab. ($141,700) Phase I. Play area rehab. ($166,000) Phase II.	141,700
11.	Fulton Clubhouse - rehabilitation	150,000
12.	Sunset Recreation Center - toilet rehabilitation and other improvements	100,000
13.	Handicapped play area development (site undetermined)	250,000

(Continued)

RENOVATION SUBCOMMITTEE RECOMMENDATIONS (Continued)

14. North Beach - additional funds for tot lot rehab		$ 39,000
15. Roof repair fund		150,000
16. Tennis Court Resurfacing - Oceanview (3)		60,000
- McLaren (4)		80,000
17. Tennis Court Lighting		25,000
18. Contingency		179,893
	TOTAL	$2,193,893

Renovation requests not recommended for funding

Bernal Hill jogging path will not receive additional funding until the scope of the work desired has been determined.

Douglass Playground Skateboard Facility - It was decided by the committee that Douglass was not a desirable site for such a facility.

VII. W.H.O. SUBCOMMITTEE RECOMMENDATIONS

1.	India Basin - Development and planning	$ 25,000
2.	Michaelangelo Playground - planning/development	150,000
3.	Saturn Street Steps - development	30,000
4.	Richmond Gym Site - acquisition/development	500,000
5.	Coleridge Street - development	165,000
6.	Waterfront fund	600,000*
7.	Seward Street Mini Park - lights ($26,000) - renovation ($103,000)	129,000
8.	Twin Peaks - Habitat Preservation	75,000
9.	Bernal Hill - 9 lots - planning/development	25,000
10.	Contingency	150,000
	TOTAL	$ 1,849,000

* It is recommended that $500,000 of the total Waterfront allocation be expended on the development of Pier 7. The remaining $100,000 will be reserved for a possible park development at India Basin in conjunction with the proposed Ferrari Industrial Complex project.

VIII. CITY OVERHEAD TOTAL $175,769

IX. MAINTENANCE AND ADMINISTRATION

Community Services

Permanent Salaries	$233,437	
Holiday Pay	900	
Temp. Salaries	39,082	
Fringe Benefits	74,731	
Materials & Supplies	7,500	
		$355,650

District Parks and Squares

Permanent Salaries	$909,499	
Craft Salaries	117,505	
Sodding Fund	20,000	
Fringe Benefits	301,113	
Contractual Services	7,000	
Materials & Supplies	55,000	
		$1,410,117

Golden Gate Park

Permanent Salaries	18,634	
Fringe Benefits	5,669	
		$24,303

Playground Patrol

Permanent Salaries	$ 68,069	
Fringe Benefits	19,192	
Materials & Supplies	63,000	
		$150,261

Administration

Permanent Salaries	$ 20,750	
Fringe Benefits	5,293	
Department Overhead	10,000	
City Attorney	33,230	
Real Estate	32,100	
Bldg. Repair/Contract. Serv.	25,000	
Sound Equipment	5,000	
Misc: Bus Rental, Telephone Xerox, Supplies, Prop. Tax	4,230	
		$135,603
TOTAL		$2,075,934

Explanation of Maintenance & Administration Budget:

1. Community Services budget includes 5 Recreation Directors for Glen Park, Hamilton, Rochambeau, Moscone and Helen Wills, 7 Recreation Directors at 2450 Harrison St. Gym and funds for temporary Directors at Kelloch-Velasco and Central City Park. Also included is sick pay funds for 2450 Harrison St. Gym.

2. Golden Gate Park budget funds a custodian for the Sharon Building.

3. Parks and Squares budget funds 6 custodians for Glen Park, Hamilton, St. Mary's Center, Boeddeker, Macaulay, Helen Wills and 2450 Harrison St. Gym (2). In addition, it funds 32 gardening positions at parks and squares that have received substantial rehabilitation with Open Space Program funds. These facilities are:

Alamo Square	Douglass	Knudsen-Bloom	Rolph
Alice Chalmers	Folsom	Lafayette	Richmond
Argonne	Fulton	Lincoln Park	Tank Hill
Balboa Park	Glen Park	Little Hollywood	South of Market
Brooks Park	Hamilton	Merced Heights	South Park
Bernal	Huntington	Noe Courts	South Sunset
Buena Vista	J.P. Murphy	Monterey Conserv.	Sunset Heights
Cabrillo	Joseph Conrad	Moscone	Upper Noe
Cayuga	Juri Commons	Ocean View	Washington Sq.
Boeddeker	Kite Hill	Presidio Hgts.	
Dorothy Erskine	King Pool		

It should be noted that the funding of gardeners through the Open Space Program is based on the amount of work performed at a particular facility. In many cases several smaller projects are combined in order to justify one gardening position.

APPENDIX A

ACQUISITION/DEVELOPMENT SUMMARY

1975 - 1984

1. Berkeley Way Lot

Year recommended:	1975-76	Acreage:	1.12
Year acquired:	1977	Block:	7524 (9)
Purchase price:	$ 64,000	Location:	Berkeley Way

Status: This lot was acquired with Billy Goat Hill from the Redevelopment Agency. Current plans are for it to remain unimproved open space.

2. Billy Goat Hill

Year recommended:	1976-77	Acreage:	4.10
Year acquired:	1977	Block:	7537/7538 (60,101)
Purchase price:	$129,000	Location:	Laidley/30th

Status: While this hillside will remain as mostly unimproved open space, funds from the Hilltop Development Fund were recommended to stabilize pathways and install bollards. Project was done in-house with Hilltop Development Crew.

3. Boeddeker Park (Father Alfred)

Year recommended:	1976-77	Acreage:	2.50
Year acquired:	1978---	Block:	332 (6-9, 17-19)
Purchase price	$1,250,000	Location:	Ellis/Taylor

Status: This park was dedicated on May 1, 1985. Total development cost was $2,000,000. The firm of Royston, Hanamoto, et. al. (Pat Carlisle project architect) performed the design work. Munkdale Bros. were contractors. Acquisition of a one story building at 254 Eddy, adjacent to the park, has been completed and Gordon Chong has been retained to redesign this building. Community design meetings are underway.

4. Brewster Street

Year recommended:	1978-79	Acreage:	0.25
Year acquired:	1978	Block:	5556 (4,5,6,57,58)
Purchase price:	$ 30	Location:	Bernal Heights

Status: Currently to remain as unimproved open space.

5. Chinatown Site

Status: Negotiations for a suitable park site have been very difficult due to the high density of development and population in this neighborhood. Money has been banked from each Program year for an ultimate acquisition.

6. Coleridge Street

Year recommended:	1983-84	Acreage:	0.20
Year acquired:	---	Block:	5615 (9,77)
Purchase price:	---	Location:	Bernal Heights

Status: The Real Estate Department is currently negotiating for an easement through the rear portion of two adjacent lots to provide access to Peters Street. It has been determined that Lot 81 will not be required. Appraisals have been completed and acquisition is expected within 30 days.

7. Diamond Heights Lots

Year recommended:	1975-76	Acreage:	1.07
Year acquired:	1976	Block:	7523/-33/-36
Purchase price:	$400	Location:	Diamond Heights

Status: Currently these parcels are to remain as unimproved open space. $45,000 was allocated from the 1982-83 WHO fund to provide slope stabilization for the lot at 101 Topaz Way.

8. Dorothy Erskine Park (formerly Martha Hill)

Year recommended:	1975-76	Acreage:	1.30
Year acquired:	1978	Block:	6735/6761
Purchase price:	$205,505	Location:	Martha/Baden

Status: Purchased to remain as unimproved open space, there are plans for minimal slope stabilization and rustic stairway to be performed by the Hilltop Development Crew in-house. A more major road stabilization job will be performed by D.P.W. Bids have recently been accepted for this work.

9. Duncan and Castro

Year recommended:	1977-78	Acreage:	1.00
Year acquired:	1979	Block:	6590 (4-29)
Purchase price:	$126,000	Location:	Diamond Heights

Status: Acquired to remain as undeveloped Open Space, the Department will make minor modifications on the Duncan Street frontage.

10. Edgehill Mountain

Year recommended:	1981-82	Acreage:	1.08
Year acquired:	---	Block:	2923
Purchase price:	---	Location:	West Portal

Status: Lots 17, 40, 47, 58, 54 and a portion of 58 have been acquired, and will remain as unimproved open space.

11. Golden Gate Heights

Year recommended:	1977-78	Acreage:	0.60
Year acquired:	1981	Block:	1928B (13-21)
Purchase price:	$520,000	Location:	Noriega/15th

Status: Acquired to remain as undeveloped open space.

12. Grandview Park Extension

Year recommended:	1975-76	Acreage:	2.70
Year Acquired:	1977-79	Block:	2034A/2050A (27 Lots)
Purchase Price	$837,500	Location:	Morage/14th

Status: Acquired to remain as undeveloped open space. The Department is proposing minimal hillside stabilization and installation of rustic stairs using the Hilltop Development Crew.

13. Joseph Conrad Square (Formerly Columbia Square)

Year recommended:	1977-78	Acreage:	0.26
Year acquired:	1978	Block:	24 (1)
Purchase price:	$97,000	Location:	Foot of Columbus

Status: $50,000 was allocated from the 1978-79 WHO Program. Additional funds were raised privately by the surrounding business community. Phase I of the park has been completed. A Phase II portion involving the placement of the Joseph Conrad bust and development of a water feature will be sponsored by the community. A maintenance agreement has also been negotiated with the community.

14. Juri Commons

Year recommended:	1977-78	Acreage:	0.26
Year acquired:	1979	Block:	6532 (8)
Purchase price:	$62,400	Location:	Guerrero/26th

Status: Approximately $100,000 from 1978-79 High need funds were used to develop this former Southern Pacific right-of-way into a pleasant minipark. Additional funding was recommended in 1984-85 to supply automatic irrigation. Advertising for bids for this second phase is scheduled for Oct. 1, 1985.

15. Kearney Street

Year Recommended:	1978-79	Street right-of-way
Retained by D.P.W.		between Vallejo & Fresno

Status: $50,000 was allocated from the 1978-79 WHO allocation to develop the upper portion of Kearney near Vallejo. A preliminary design by Roger Boyer has been completed and a contract for working drawings has been approved by the Civil Service Commission.

16. Kelloch-Velasco

Year recommended:	1976-77	Acreage:	1.75
Year acquired:	1977	Block:	6361 (18-25)
Purchase price:	$225,000	Location:	Visitacion Valley

Status: Approximately $462,000 in 1977-78 and 1978-79 WHO funding was used to complete this heavily used facility. Last year it was recommended that the facility be staffed under the Community Services portion of the Maintenance budget.

17. Kite Hill

Year recommended:	1975-76	Acreage:	2.30
Year purchased:	1977	Block:	2701l,11,12,23,49,50)
Purchase price:	$386,816	Location:	Yukon/19th

Status: $10,000 was allocated from the 1978-79 WHO program to fund a study for the development of Kite Hill. It was determined that only minimal development would be desirable. $35,000 was allocated under the 1982-83 WHO program to provide rustic stairways, pathways and benches as well as bollards. Some work has been completed and additional work and modifications are under discussion.

18. Knudsen-Bloom

Year recommended:	1975-76	Acreage:	4.60
Year acquired:	1976	Block:	4277 (10, 14)
Purchase price:	$710,000	Location:	Army/Potrero

Status: The construction of this park was recently completed at a cost of $2.4 million and was dedicated May 3. The facility was designed by Esherick, Homsey Dodge and Davis and C.H.N.M.B. Contractors on the project were Munkdale Bros. Inc.

19. Lakeview-Ashton

Year recommended:	1976-77	Acreage:	0.32
Year acquired:	1977	Block:	7010(19), 7054(37,38)
Purchase price:	$23,600	Location:	O.M.I.

Status: Acquired to remain as undeveloped open space.

20. 2450 Harrison Street (To be dedicated as Mission Center)

Year recommended:	1977-78	Acreage:	0.65
Year acquired:	1978	Block:	3612 (3,4)
Purchase price:	$190,000	Location:	Mission

Status: Both the gymnasium and community center portions of this $3.6 million facility have now been completed and opened. The architectural design was executed by del Campo & Associates. Funds from state and federal grants, and Community Development were used along with Open Space monies.

21. Mission Playground Extension

Year recommended:	1975-76	Acreage:	0.23
Year acquired:	1976	Block:	3579 (7,8)
Purchase price:	$130,575	Location:	Valencia/Cunningham

Status: A "Jets Hamburger" outlet was acquired and demolished to provide space for extending Mission Playground out to Valencia Street. Project cost was $98,000 (from 1976-77 High-need) and project was contracted by Munkdale Bros. Inc.

22. Little Hollywood Park

Year recommended:	1976-77	Acreage:	1.00
Year acquired:	1976-79	Block:	4991 (60)
Purchase price:	$100,000	Location:	Lathrop/Tocoloma

Status: A portion of Lot 60 is leased from Sunset Scavenger while an additional 22,000 sq. ft. was acquired and developed using 1980-81-82 WHO funds totaling $282,500. Contractor: Munkdale. $100,000 was allocated in 1984-85 to make additional improvements. Design for this work is currently underway.

23. Macaulay Park

Year recommended:	1975-76	Acreage:	0.20
Year acquired:	1980	Block:	716 (2)
Purchase price:	$310.800	Location:	Larkin/O'Farrell

Status: This parcel was developed using $127,947 from the High-needs accounts of 1976-77, 80-81 and 81-82 Program years. It was dedicated in 1983 in memory of Sgt. John Macaulay, a San Francisco Police Officer killed in the line of duty.

24. Monterey Conservatory

Year recommended:	1979-80	Acreage:	0.19
Year acquired:	1980	Block:	6770 (53, 54, Ptn55)
Purchase price:	$226,000	Location:	250 Monterey

Status: $190,000 was provided by the 1981-82 WHO budget to renovate this historic building. $132,00 was spent by the Bureau of Architecture (Gottlieb Construction, General Contractor) on the building portion. The remainder, along with additional funds from 1983 - 84 WHO, will be used to landscape the surrounding area and provide irrigation. Bids for landscaping funded in 1983-84 were rejected as too high. Project was redesigned and will be advertised for bid in mid-June of 1985.

25. Noe & Beaver Streets

Year recommended:	1978-79	Acreage:	0.05
Year acquired:	1983	Block:	3561 (8)
Purchase price:	$165,000	Location:	DuboceTriangle

Status: $70,000 remaining from the acquisition budget was transferred to D.P.W. Park Engineering to begin planning for this minipark. The remainder of needed funds were recommended in the 1984-85 program. This $110,000 project was advertised for bid in mid-May of 1985.

26. Peru Avenue Walkway

Year recommended:	1979-80	Street right-of-way
Retained by D.P.W.		Peru between Valmar/Athens

Status: This hillside was improved with $50,000 from the 1980-81 WHO budget. Project design by Richard Schadt.

27. Seward Park Extension

Year recommended:	1977-78	Acreage:	0.26
Year acquired:	1979	Block:	2714 (30, 31, 32)
Purchase price:	$237,000	Location:	Seward/Corwin

Status: Purchased to remain as undeveloped open space.

28. Saturn Steps

Year recommended:	1983-84	Acreage:	0.10
Year acquired:	pending	Block:	2626 (10A)
Purchase price:	$140,000	Location:	Saturn/Ord

Status: $110,000 was allocated in the 1984-85 WHO budget to develop this parcel. Since acquisition cost was in excess of estimate, $30,000 is recommended in the 1985-86 program to provide the necessary funds. A job order has been requested for this project.

29. Sixth & Folsom Park

Year recommended:	1975-76	Acreage:	1.91
Year acquired:	1977---	Block:	3731 (10,11,12,111)
Purchase price:	$1,165,000	Location:	South of Market

Status: The property acquisition has been completed. The architectural firms of Omi Lang, and Marquis & Assoc. have been retained to design the park and building components respectively. A conceptual design for the park portion has been completed but may need revision depending on the final building design. Community meetings are underway regarding the building. Approximately $3.1 million has been allocated from previous Open Space Programs and a State Urban grant. The amount of additional funding required will depend on the ultimate building design.

30. Tank Hill

Year recommended:	1976-77	Acreage:	2.80
Year acquired:	1977	Block:	2662
Purchase price:	$650,000	Location:	Clarendon/Twin Peaks

Status: Acquired to remain as undeveloped open space. Minimal funds were used from the Hilltop Development fund to provide some slope stabilization and rustic stairways.

31. Washington & Hyde

Year recommended:	1978-79	Acreage:	0.15
Year acquired:	1983-84	Block	187 (12, 13)
Purchase price:	$713,000	Location:	Chinatown

Status: Development funds have been set aside from several High-Need budgets. A design contract with the firm of Barcelon & Jang is in preparation.

32. W.H.O. Development Fund

Status: The 1981-82, and 1982-83 Open Space Program designated $150,000 and $50,000 respectively, from the W.H.O. budget to fund a crew for the purpose of making minimal necessary improvements on lands acquired through the Program and meant to remain in a naturalistic state. The type of improvements intended were those such as erosion control and slope stabilization. Reference is made to projects earmarked for these funds throughout this report.

33. I.M. Scott School Lease

Status: In 1979-80 W.H.O. Program it was recommended that $25,000 be used to fund the resurfacing of the play courts at I.M. Scott School. A 12-year lease has been secured and the work completed.

34. City-Wide Trail System

Status: In 1979-80 $10,000 in planning funds were set aside for the development of a city-wide trail system. These funds were transferred to the Department of City Planning who will address the issue in the up-dated Open Space Element of the City's Master plan.

35. Waterfront - Pier 7

Status: A conceptual design for a 25' wide pier has been prepared. The $3.2 million pier will be funded by $2.2 million of Open Space funds plus $705,000 made available by the Wildlife Conservation Board and the Federal Land and Water Conservation Program, as well as by in-kind demolition costs to be assumed by the Port. Permit approvals are in progress and the State and Federal grants are being processed. The preparation of construction documents will soon be initiated

36. Richmond Gym Site

Beginning in 1984 - 1985 funds have been set aside for the eventual acquisition and development of a site in the Richmond District that would be suitable for a gymnasium. The Department is currently studying the feasibility of developing such a facility at Rossi Playground, adjacent to the pool building, and relocating the childrens' play area to the Rossi Annex. Any final action would be taken in accordance with the Open Space Element of the City's Master Plan.

APPENDIX B

OPEN SPACE RENOVATION SUMMARY

1975 - 1985

Since the inception of the Open Space Program, a total of 154 renovation projects have been undertaken. Seventy-six of these projects have been completed and the remainder are under construction or in the design phase. With the ever increasing fiscal restraints both locally and through reductions in Federal grants, these monies have become critical to this Department's attempt to provide quality recreation and park facilities throughout the City. All projects listed in this summary are completed unless otherwise indicated.

1984-85

VII. RENOVATION ($1,937,500)

1.	Balboa Park (San Jose & Havelock Sts) - security lighting.	$ 25,000 J.O. Requested
2.	Buena Vista Park - for the funding of a tree topping crew for 2-3 months.	85,000
3.	Crocker Amazon (Geneva Ave. & Moscow St.) - master plan, picnic area, handball court, sitting area, development; drainage and landscaping work, and installation of a parcourse.	145,000 J.O. Received
4.	Duncan & Castro Park - sidewalk and barriers for Duncan Street side.	5,000 In-house
5.	Glen Park (Chenery & Elk Sts.) - play area repairs, fencing, erosion control, curbs, concrete stairs, curbwall grading, drainage play equipment, seating, lighting for Bosworth Street entrance.	139,000 J.O. Received
6.	Grattan Playground (Stanyan & Grattan Sts.) - rehabilitate lower playground, benches and pathways to field, install tennis court windbreak (Phase II).	129,000 Under Design.
7.	North Beach P/G (Colombus Ave. at Lombard) develop tot lot in current unused library patio.	53,000 Planning Underway

8.	Palace of Fine Arts (Lyon St.) - resurface pathways, improve drainage system.	50,000 In-house
9.	Panhandle Playground (Fell St. @ Ashbury) - play area rehabilitation including rerouting of bike path, apparatus repair and landscaping.	35,000 J.O. Received
10.	Silver Terrace (Thronton Ave. & Bayshore) - clubhouse rehabilitation (Phase II).	125,000 Consultant Selected.
11.	Upper Noe (Day & Sanchez Sts.) - necessary to complete funding for curbing rehabilitation project.	14,000 Completed
12.	West of Twin Peaks (various locations) - five year plan to light 20 courts at 7 locations yet to be determined.	50,000 J.O. Received
13.	St. Mary's Playground (Murray & Justin) - erosion control and entrance modification	150,000 J.O. Received
14.	Sunset Recreation Center (28th & Lawton) - install new floor in gymnasium.	130,000 Planning underway
15.	Alice Chalmers (Brunswick & Whittier) - rehab. and expand clubhouse (Phase II).	115,000 Consultant selected
16.	Marina Green - repair parcourse.	25,000 In-house
17.	Miraloma Playground (Omar & Sequoia Ways) Phase II clubhouse rehabilitation.	140,000 Consultant selected
18.	Mission Dolores Park - (18th & Dolores) renovation of clubhouse.	50,000 J.O. Received
19.	Stern Grove Clubhouse - remodel kitchen and a general rehab. of interior (Phase I).	200,000 Consultant selected
20.	Roof Repair Fund.	150,000
21.	Contingency Fund	122,500
	TOTAL	$1,937,500

High-Need (1984 - 85)

1. Alioto Minipark (20th & Capp) - minimal rehabilitation of existing apparatus and landscaping.	$ 5,000 In-house
2. Buchanan Street Mall (Western Addition) design funds for ultimate rehabilitation program.	25,000 J.O. Received
3. Garfield Playground and Recreation Center (25th & Harrison) general rehabilitation	425,000 J.O. Received
4. Palou-Phelps Minipark (Hunters Point) play area rehabilitation	150,000 J.O. Received
5. Twenty-fourth Street Minipark (Mission) general rehabilitation	75,000 J.O. Received
TOTAL	$680,000

1983 - 1984

	Project	Amount Expended
1.	Alice Chalmers (670 Brunswick) rehabilitate field house, resurface courts.	$81,500 drainage and courts completed, architect selected for remainder of work.
2.	Brooks Park (373 Ramsell) install water hookup and improve landscaping.	25,000 to be bid 6/85
3.	Cabrillo Playground (38th/Cabrillo) rehabilitate fieldhouse.	54,000 architect selected.
4.	Crocker-Amazon (Geneva/Moscow) construct bocci ball shelter, modify drainage near courts.	52,000 design completed
5.	Douglass Playground (26th/Douglas) expand fieldhouse.	185,000 architect selected.
6.	Excelsior Playground (Russia/Madrid) expand fieldhouse, fence childrens' play area	118,000 architect selected.
7.	Harvey Milk Center (50 Scott) general repair and improvements to interior and exterior of building.	110,000 plans 80% completed
8.	Golden Gate Heights (12th/Rockridge) tennis court rehabilitation.	25,000
9.	Grattan Playground (Stanyan/Alma) play area rehabilitation.	144,000 to be bid 9/85
10.	Miraloma Playground (Omar/Sequoia) play area rehabilitation, correct drainage.	135,000 to be bid 7/85
11.	Mission Dolores Park (18th/Dolores) general rehabilitation of courts and picnic areas.	45,000 construction began 4/85
12.	Peixotto Playground (15th Roosevelt) play area rehabilitation.	139,000 to be bid 11/85
13.	Potrero Hill (22nd/Arkansas) installation of fencing, lighting & security system.	40,000 revised program under consideration.

14.	Golden Gate Park (46th & Lincoln) pay area rehabilitation.	135,000 to be bid 10/85
15.	Silver Terrace (Silver/Bayshore) play area rehabilitation (Phase I)	120,000 to be bid 5/85
16.	Twin Peaks (Christmas Tree Point) for planning improvements.	10,000
17.	Roof repair fund.	136,000
18.	Contingency fund	185,000
	TOTAL	$1,739,500

1982 - 1983

	Project	Amount Expended
1.	Argonne Playground (18th/Geary) field house rehabilitation.	$ 76,000
2.	Balboa Park (Ocean/San Jose) resurface four tennis courts.	44,800
3.	Cayuga Playground (Cayuga/Naglee) clubhouse rehabilitation ($53,000), court resurfacing ($29,000)	82,000
4.	Douglass Playground (26th/Douglass) court resurfacing ($23,500), paving (4,500)	28,000
5.	Excelsior Playground (Russia/Madrid) court resurfacing ($23,000), benches ($5,000).	28,000
6.	Moscone Field (Chesnut/Buchanan) clubhouse rehabilitation including handicap access.	159,300

7.	Larsen Playground (19th/Wawona) playground rehabilitation ($120,000), courts ($20,000)	140,000 bids rejected. will readvertise
8.	Midtown Terrace (Clarendon/Olympia) play area rehabilitation ($100,000) resurface courts ($44,800) bldg. rehab. ($35,400)	180,200 revised work program approved
9.	Mountain Lake Park (12th/Lake) supplements 1980-81 funding.	38,000 see 80-81
10.	North Beach Playground (Lombard/Mason) install fencing along Greenwich.	5,000 in-house project
11.	Parkside Square (26th Vicente) playground rehabilitation.	120,000
12.	Pioneer Park (Telegraph Hill) supplements 1981-82 funding.	2,500 see 81-82.
13.	Portsmouth Square (Kearney/Washington) general rehabilitation.	120,000 master plan underway
14.	Rolph Playground (Army/Potrero) resurface courts ($40,000) develop truck access ($15,000).	55,000
15.	Rossi Playground (Arguello/Anza) court resurfacing.	$ 40,000
16.	Sunnyside Playground (Melrose/Edna) resurface courts ($23,000), improve drainage ($1,000) lighting rehabilitation ($76,000).	109,000
17.	Sunset Playground (28th/Lawton) supplements 80-81 project.	80,000 see 80-81
18.	Glass backboards installed at recreation centers citywide.	15,000
19.	Resodding of athletic fields citywide.	20,000
20.	Roof repair of facilities citywide.	155,147*
21.	Contingency fund	110,000

*King Pool substantially completed
Sunset Fieldhouse completed

TOTAL $1,607,974

1981 - 82

	Project	Amount Expended
1.	Bernal Heights Gym (Moultrie & Jarboe) Security work, bulkhead repairs.	$ 33,500
2.	Cayuga P/G (Cayuga & Naglee) Renovation of play area.	$ 80,000
3.	Christopher P/G (Diamond Heights near Duncan) lighting rehabilitation and modification.	$ 30,000
4.	Coit Tower (Telegraph Hill) Pathway stabiliza-tion - To be combined with larger project.	$ 10,000
5.	Folsom P/G (21st & Folsom) Resurfacing, play area rehab.	$ 50,000
6.	Glen Park Center (Chenery & Elk) New security system.	$ 4,900
7.	McCoppin Square (24th Ave. & Taraval) Play area renovation.	$ 86,000
8.	North Beach P/G (Lombard & Mason) Resurface play area.	$ 96,600
9.	Potrero Hill Center (22nd & Arkansas) Roof repairs	$ 5,200
10.	Presidio Heights P/G (Clay near Washington) rehabili-itation of play area, resurface courts.	$ 65,000
11.	Richmond District P/G (to be renovated under one contract: Argonne, Cabrillo & Fulton).	$160,000
12.	States Street (Conora Heights) Resurface courts.	$ 39,300
13.	Sunset P/G (28th & Lawton) Renovate play area (combined with 82-83 program)	$ 75,000
14.	Washington Sq. (North Beach) Install fencing, rehabilitation of children's play apparatus.	$ 20,000
15.	Resodding of infields (Citywide).	$ 10,000
16.	Playground Patrol and Play Apparatus Renovation crew Citywide program supplying 2 ironworkers, materials, supplies and truck for playground repairs.	$113,000
17.	Contingency fund	$127,906
	TOTAL	$1,006,406

1980 - 81

	Project	Amount Expended
1.	Bernal P/G (Moultrie & Jarboe Streets) Resurfacing of play courts and repair of retaining wall.	$134,000
2.	Cayuga Clubhouse (Cayuga & Naglee Streets) Improvement of ventilation and installation of insulation.	$ 16,000
3.	Coit Tower (Telegraph Hill) Replacement of leaking roof.	$ 27,000
4.	Chinese P/G (Sacramento & Waverly Streets) Replacement of sand in Children's play area $2,036 expended on sand, balance to be used for future improvements at Chinese Playground.	$ 8,000
5.	Excelsior P/G (Russia & Madrid Streets) Combined with previous funding.	$ 55,900 See 77-78
6.	Head/Chester Street Miniparks. Renovation and and expansion of facilities.	$ 40,000
7.	Huntington Park (California & Taylor Streets) Renovation of entire park and repair of fountain,	$100,000
8.	Jackson P/G (17th & California Streets) Replacement of ballfield sod in conjunction with C.D. funded renovation. Playfields at Rolph, Excelsior, Oceanview, Moscone and portions of Crocker Amazon also accomplished with these funds.	$ 10,000
9.	J.P. Murphy (1960 Ninth Ave.) Additional funding for 1979-80 project.	$ 10,000
10.	Junipero Serra P/G (300 Stonecrest) Renovation of Children's play area.	$100,000
11.	Mountain Lake Park (12th Ave & Lake St) Renovation and expansion of play area.	$125,000
12.	North Beach (Lombard & Mason) Renovation and expansion of play area.	$ 40,000

1980 - 81 cont.

	Project	Amount Expended
13.	Oceanview (Capital & Montana) Installation of of parcourse, benches and play tables.	$ 25,000
14.	Richmond P/G (18th Ave near Lake) General renovation of entire facility, resurfacing & lighting.	$195,000
15.	Upper Noe P/G (Day & Sanchez) Added to 78-79 project.	$ 25,000 See 75-6, 78-9
16.	Contingency fund	$ 63,409
	TOTAL	$974,309

1979 - 80

	Project	Amount Expended
*	Indicated reinstated projects funded by unallocated interest.	
1.	*Brooks Property (373 Ramsell Street) Improvements to landscaping, play apparatus, (Supplemental with accrued interest under 80-81).	$ 50,000
2.	*Alice Chalmers P/G (670 Brunswick Street) Replace existing Children's play area. Supplemental with $30,000 accrued interest under 80-81).	$ 75,000
3.	Lakeview - Ashton Hilltop. Provision of viewing areas and benches.	Project deleted.
4.	*Lafayette Square (Washington & Laguna Sts) Renovation of Children's play area and resurfacing of courts and pathways.	$110,000
5.	Merced Heights P/G (Bixby & Shields Sts) Renovation of Children's play area, resurfacing of tennis and basketball courts, rehabilitate fencing, combined with C.D. funding).	$105,000
6.	*J.P. Murphy P/G (1960 Ninth Ave) Renovation of Children's play apparatus, resurfacing of ball court and 3 tennis courts (combined with C.D. and 1980-81 funding).	$110,000
7.	*Oceanview P/G (Capitol & Montana Sts) Installation of protective lighting.	$ 30,000
8.	*Randolph - Bright Minipark. Renovation of Children's play apparatus, improve landscaping.	$ 20,000
9.	*South Sunset P/G (40th Ave near Vicente St) Renovation of play apparatus and fence replacement. (Combined with Irrigation Bond Project.	$115,000

1979 - 80 contd.

	Project	Amount Expended
10.	*Washington Square (Filbert & Stockton Streets) Provision of additional play apparatus in northwest corner.	$ 20,000
11.	*Moscone P/G (Chestnut & Buchanan Streets) Combined with previous funding.	$ 30,000 See 75-76
12.	Noe Valley Courts (24th & Douglass Streets) Combined with previous funding.	$ 96,800 See 75-76
13.	Windmill Restoration (Golden Gate Park)	$ 40,000
14.	Contingency fund	$ 75,000
	TOTAL	$876,800

1978 - 79

	Project	Amount Expended
1.	Balboa Park (Ocean & San Jose Avenues) Rehabilitation of Children's play area.	$ 86,500
2.	Buena Vista - Phase II Continuation of erosion control, installation of pathways and rustic stairways.	$ 94,000
3.	Douglass P/G - Phase II Rehabilitation of hillside area, renovation of play area, drainage correction, combined with Irrigation Bond Project.	$100,000
4.	Glen Park - Phase II Outdoor lighting installation.	$ 46,600
5.	Helen Wills - Rehabilitation of play area and floodlight installation.	$ 73,300 See 75-76
6.	Lincoln Park (34th Avenue & Clement Street) Rehabilitation of Children's play area.	$ 99,600
7.	St. Mary's Center (Murray Street & Justin Drive) Rehabilitation of recreation building. State monies combined with O/S funds.	$125,000
8.	Sunset Heights Park (12th Avenue & Rockdale) Rehabilitation of Children's play area.	$ 80,900
9.	South Park (64 South Park Avenue) Renovation of play area and installation of park furniture.	$ 50,000
10.	Upper Noe Valley P/G - Phase II Install lighting and play court resurfacing.	$ 94,782 See 75-7
11.	Contingency fund	$ 75,000
	TOTAL	$925,682

1977 - 78

	Project	Amount Expended
1.	Alamo Square (Hayes/Steiner) Renovate play area, resurface courts.	$ 70,000
2.	Buena Vista Park - Phase I Erosion control and court resurfacing.	$ 93,300
3.	Douglass Playground (26th/Douglass) Planning.	$ 10,000
4.	Eureka Valley Playground (18th/Collingwood) Play area rehabilitation, irrigation of ball field.	$ 62,500
5.	Excelsior Playground (Russia/Madrid) Play area rehabilitation.	$ 43,800
6.	Helen Wills (Larkin/Broadway) Combined with funds from 1975-76 program.	$ 70,000 See 75-76
7.	Holly Park (Holly Circle) Phase II rehabilitation of ballfields and courts.	$ 86,700
8.	Julius Kahn (Jackson/Spruce) Play area rehabilitation.	$ 55,800
9.	Portola Playground (Felton/Holyoke) rehabilitation of play area, ballfield benches and backstops.	$ 61,000
10.	Potrero Hill Center (22nd/Arkansas) Building rehabilitation.	$ 51,100
11.	Rossi Playground (Arguello/Anza) Play area rehabilitation.	$ 86,700
12.	Contingency fund	$ 30,000
	TOTAL	$720,900

1976 - 77

	Project	Amount Expended
1.	Aptos Playground (Aptos & Ocean Avenues) Renovation of play courts.	$ 12,000
2.	Hamilton Recreation Center (Geary & Steiner Streets) Renovation of Recreation Center.	$135,000
3.	Hayward P/G (Laguna & Golden Gate Avenue) Rehabilitation of Children's play apparatus and miscellaneous improvements.	$ 83,200
4.	Herz P/G (John McLaren Park) (University & Hahn Streets) Rehabilitation of building, and tennis court resurfacing.	$ 57,400
5.	Holly Park (Holly Circle) Installation of automatic irrigation, resurfacing of play courts (combined with funds from 77-78 program).	$ 32,500
6.	Rochambeau P/G (24th Avenue near Lake Street) Renovation of clubhouse, resurfacing of play courts and improvements to play apparatus.	$ 87,800
7.	Stern Grove (19th and Sloat Blvd.) Renovation of Children's play area.	$ 65,600
8.	West Sunset P/G (39th Avenue near Ortega Street) Renovation of Children's play area.	$ 84,600
9.	Various tennis court resurfacing (Alamo Square, Buena Vista & Herz) Combined with funds from 77-78 program.	$ 18,300
10.	Contingency fund	$ 50,000
	TOTAL	$626,400

1975 - 76

	Project	Amount Expended
1.	Campbell-Rutland Minipark - Installation of benches and other improvements.	$ 9,000
2.	Glen Park (Chenery/Elk) renovation of recreation center, installation of outdoor lighting (combined with 1978-79 program funds).	$239,000
3.	Hayes Valley Playground (Hayes/Buchanan) painting of clubhouse, rehabilitation of courts and play area.	$ 67,000
4.	Helen Wills (Broadway/Larkin) Renovation of building, rehabilitation of play area and installation of night lighting (combined with 1977-78, 1978,79 funds).	$100,000
5.	Moscone Playground (Chestnut/Buchanan) Renovation of children's play area (combined with 1979-80 funds).	$110,000
6.	Noe Valley Courts (24th/Douglass) Renovation of entire playground, play area and resurfacing of play courts (combined with 1979-80 funds).	$119,800
7.	Upper Noe Valley (Day/Sanchez) Rehabilitation of children's play area (combined with 1978-79, 1980-81 funds).	$ 45,800
8.	Portsmouth Square (Kearney/Washington) Provide for sheltered game tables and benches.	$ 14,900
9.	Visitacion Valley Playground (Cora/Leland) extend height of fence.	$ 9,800
10.	Contingency fund	$ 50,000
	TOTAL	$765,300

APPENDIX C

SUPPLEMENTAL APPROPRIATIONS

The Committee has granted supplemental requests on several occasions. These supplemental appropriations were approved by the Recreation and Park Commission, the Mayor and the Board of Supervisors.

1981 - 82

1.	Development:	Peru Ave. Walkway	H.O.	$ 20,000
		Little Hollywood	H.O.	42,500
		Boeddeker Park	Hi-Need	20,000
		Potrero del Sol	Hi-Need	60,000
	Renovation:	Joseph Lee P/G	Hi-Need	14,000
		Youngblood-Coleman	Hi-Need	16,500
				$173,500
2.	Renovation:	Sharon Building matching funds		$425,000

1982 - 83

	Renovation:	Hunters Point Gym	Hi-Need	$311,000

1983 - 84

1.	Development:	Twin Peaks	W.H.O.	$200,000
2.	Renovation/ Hi-Need	Portola P/G		200,000
		G.G. Park Carrousel		50,000
		McLaren Grant match		150,000
		Windmill repairs		75,000
		Carrousel Band Organ		70,000
		Hunters Point Center		150,000
		Property Rental		86,000
		South of Market Study		5,000
				$786,386

SUPPLEMENTAL FUNDING

In addition to the Open Space Program funds which are the subject of this report, the Recreation and Park Department receives additional monies from a variety of state and federal sources. Even though recent budget cuts have reduced the amount of these funds, particularly in federal grants, this money continues to be an important resource in the renovation and development of recreation and park facilities. Major funding sources include:

1. State Roberti-Z'Berg Urban Grant Program
2. State Park Bond Acts
3. Federal Land and Water Conservation Fund
4. Federal Urban Park and Recreation Recovery Program
5. State Urban Fishing Program
6. Environmental License Plate Fund

The Department feels that the importance of these grant programs can not be over stated. It is hoped that such funding will continue and, indeed, increase.

IN MEMORIAM

This year's program is dedicated to the memory of The Reverend Henry Davis whose passing has saddened all of his fellow Committee members. He will be missed by all who knew him.

GENERAL MANAGER'S REPORT

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

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CITY AND COUNTY OF SAN FRANCSICO

FISCAL YEAR
1986 - 1987

Prepared by the Recreation and Park Department
in Cooperation with
The Citizens' Open Space Advisory Committee

June 12, 1986

I. INTRODUCTION

Pursuant to the vote of the electorate in November of 1974, Section 6.413 of the Charter of the City and County of San Francisco established a program to acquire open space, to develop new park and recreation facilities, and to renovate existing properties under the jurisdiction of the Recreation and Park Department. The program is financed by the Open Space Acquisition and Park Renovation Fund which is supported by an annual ad valorem tax levy of ten cents per $100 of assessed property valuation for a period of fifteen years. Recommendations contained in the 1986 - 1987 report constitute the 12th year of the 15 year program. The Charter requires that the General Manager of the Recreation and Park Department present at a joint annual meeting of the Recreation and Park and City Planning Commissions a report "...on the implementation of the Recreation and Open Space Program, on expenditures made from the Open Space Acquisition and Park Renovation Fund,...on properties developed in the preceding year for recreation uses, (and on) general recommendations of further lands for acquisition, improvement or development."

The Charter states that purchase of property must be consistent with the Recreation and Open Space element of the Plan and the Recreation and Open Space Program Document. Hilltops, hillsides and other open spaces are specifically identified on maps in these documents. Acquisition of such sites must comply with this document. Sites not shown in these documents cannot be acquired under the Program unless the Plan Element and Programs Document are amended to include them.

II. ROLE OF THE CITIZENS ADVISORY COMMITTEE

Following passage of the Charter Amendment establishing the Open Space Acquisition and Park Renovation Fund, a Citizens Advisory Committee consisting of twenty-three members was appointed by the San Francisco Board of Supervisors. The Committee's role is to assist and advise the Recreation and Park Department in the development of a priority plan on expenditure for the annual program. Since its first meeting on June 2, 1975, the Committee has actively reviewed neighborhood needs and toured all potential project sites. The Committee held two public hearings in October of 1985 to obtain community input for its recommendations. Notices of these evening hearings were mailed to over 1,100 community groups, recreation centers and interested citizens.

Information received at these hearings was supplemented with background data from the Recreation and Park, City Planning and Real Estate Departments. To facilitate its decision-making process, the Committee has five sub-committees: (1) High-Need Neighborhoods, (2) Waterfront, Hilltop and Other, (3) Renovation, (4) Maintenance, and (5) Future Planning.

1986 - 1987 CITIZENS OPEN SPACE ADVISORY COMMITTEE

Co-Chairpersons: Rebecca Evans and Marilyn Clemens

Robert Cramer	Nancy Larson	Maureen O'Rorke
Ina Dearman	Lonnie Lawson	Claire Pilcher
Robert Dutra	Robert Lee	Willa Sims
Jeffrey Henne	Jennie Lew	Janet Wentworth
Dan Hodapp	Richard Livingston	Velma Wills
Hilary Lamar	Willinda McCrea	Jane Winslow
Bette Landis		

If you would like additional information on Open Space Acquisition and Park Renovation Programs, or if you would like to be placed on the Program's mailing list, please call the Recreation and Park Department at 558-3354, or write to:

Open Space Program
McLaren Lodge
Golden Gate Park
San Francisco, CA 94117

III. SCOPE OF THIS REPORT

The recommendations of this report reflect a commitment of both the Committee and the Recreation and Park Department to evaluate needs of the various neighborhoods through presentations made at the public hearings, as well as general correspondence. In addition, the Department makes every effort to gain community participation in the planning and development phases of all Open Space projects.

The report contains specific recommendations for expenditure of funds on acquisition and development of hilltops, waterfront areas and other open spaces as well as the acquisition and development of new facilities in high-need neighborhoods, and the renovation of several Recreation and Park units owned prior to creation of the Open Space Program.

June 12, 1986

The Honorable Members
of the City Planning and
Recreation and Park Commissions
City & County of San Francisco

Dear Commissioners:

Herewith transmitted is the Eleventh Annual Open Space Acquisition and Park Renovation report. Contained, herein, are the recommendations of the General Manager for expenditure of approximately $10 million in funds budgeted under the 1986 - 1987 Program. With few exceptions, my recommendations parallel those of the Citizens Advisory Committee who worked so diligently on developing the framework of this year's program.

The first recommendation not found in the Committee's report is an allocation of $224,000 for the rehabilitation of the swimming pool at Camp Mather. There was little discretion allowed in the selection of this project as it was mandated by the Department of Public Health, and no other funding source is currently available. The second departure deals with the allocation of $500,000 towards the redesign of the Kezar Stadium area. This project represents one of the highest priorities of the City and Department and funding will be required from a variety of sources including the Open Space Program.

Unquestionably, the most important accomplishment of the Program this year is the reaffirmation of the decision to acquire the Daphne site at 1213 Powell Street for the new Chinatown Park. After more than a 15-year endeavor by members of the community and the Advisory Committee, it now appears that a majority of the Board of Supervisors are prepared to support this recommendation.

This has been a challenging year for the Open Space Program. The position of Assistant General Manager which administers the Program was vacant for eight months. I would like to take this opportunity to thank Deborah Learner and Tim Lillyquist for their hard work in attempting to fill this void. In addition I would like to thank all of the hard working members of the Advisory committee for their time, patience and understanding.

Very truly yours,

Mary E. Burns
General Manager

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IV. FUNDING

The City Controller estimates the money to be available in the Program's eleventh year at $10,020,278. Income not spent by the end of each year remains in the Fund and is carried forward to the next fiscal year. Interest accrued by the Fund is deposited and credited to the Fund.

The charter amendment specifies that during the first five years of the Program, certain expenditure categories be allocated a particular percentage of the total funds. Between the fifth and tenth year, monies for development are allowed to increase. After ten years, if acquisitions are deemed substantially complete, expenditures on maintenance and renovation are allowed to be increased. Accordingly, as the majority of available acquisitions have been purchased, an emphasis has been put on the development and maintenance of these sites.

The following is the Fund allocation by category for fiscal year 1986 - 1987:

A. High Need		$ 2,527,444
B. Renovation		2,336,000
C. Waterfront, Hilltop, Other		1,309,000
D. Administration & Maintenance		
Golden Gate Park	$26,809	
Neighborhood Parks	3,328,578	
Structural Maint.	164,848	
Adm./Planning	327,599	
	$3,847,834	$ 3,847,834
TOTAL OPEN SPACE BUDGET		$10,020,278

1986 - 1987 OPEN SPACE BUDGET

V. HIGH NEED RECOMMENDATIONS

After reviewing public testimony, department recommendations and cost estimates, the High Need Subcommittee recommended ten projects to be included in the 1986-87 Open Space Program.

This year, funds are being set aside for three acquisitions. They include continued banking of monies for the future Chinatown Park, an additional facility in the Tenderloin and the acquisition of the Japanese Peace Plaza.

Recommended for Funding

1.	Hilltop Park - to include rehabilitation of the sundial and portions of play area	$ 220,000
2.	High need acquisition and development funds and contingency to include the acquisition and development of the Chinatown Park (Cathay site, 1213 Powell)	1,368,444*
3.	South of Market Park - to complete funding for new park now under design	250,000
4.	Boeddeker Park - for required art enrichment	13,000
5.	Buchanan Mall - Phase II redesign of mall	250,000
6.	Mission Recreation Center - art enrichment	16,000
7.	Portsmouth Square -general rehabilitation	200,000
8.	Bayview Playground - repair of pool liner and rehabilitation of play area	210,000
	TOTAL	$2,527,444

*Itemization not shown to maintain confidentiality of cost estimates. Projects include continued banking for Chinatown Park, a new Tenderloin park site and acquisition and development of the Japanese Peace Plaza.

VI. RENOVATION RECOMMENDATIONS

1.	Bernal Playground - supplement to FY 85-6 funding to renovate play area and improve gym	$150,000
2.	Camp Mather - rehabilitate swimming pool	224,000
3.	Coit Tower - install perimeter security lighting	60,000
4.	Cow Hollow Playground - rehabilitate play area	163,000
5.	Crocker Amazon - general rehabilitation	100,000
6.	Golden Gate Park - supplement demolition funds	500,000
7.	Harvey Milk Center - completion of rehabilitation	21,000
8.	Lake Merced - development of masterplan	45,000
9.	Laurel Hill Playground - rehabilitate play area	183,000
10.	North Beach Playground - initial allocation to implement plan for rehabilitation	204,000
11.	Oceanview Playground - general rehabilitation	348,000
12.	Sunset Recreation Center - install gym partition and perform roofing repairs	100,000
13.	Corona Heights - erosion control	78,000
14.	Upper Noe Playground - fund mural	10,000
15.	Roof Repair Fund - various facilities	150,000
	TOTAL	$2,336,000

VII. WATERFRONT, HILLTOP AND OTHER

1. Grandview Park - continuation of erosion control	$ 50,000
2. Michaelangelo Playground - expenditures on development contingent on securing long term lease	134,000
3. Richmond Gym - banking for future acquisition once site is determined	500,000
4. Hilltop Development - includes minimal pathway development and erosion control at O/S acquired properties	75,000
5. Waterfront Fund - set aside for Pier 7 development and India Basin acquisition and development, and category contingency.	500,000
6. Community Garden Improvements - equipment and supplies for existing gardens	50,000
TOTAL	$1,309,000

1106!

OPEN SPACE BUDGET
FY85-86 V.S. FY86-87

PROGRAM		FY85-86	FY86-87	DIFFERENCE
COMMUNITY SERVICES				
001	Perm Misc.	$240,623	0	
012	Holiday Pay	962	0	
020	Temporary Salary.	40,907	0	
060	Fringe Benefit	76,743	0	
109	Other Contractual Ser.	5,000	0	
130	Material & Supplies	11,500	0	
	IOTAL	$375,735	0	-$375,735
GOLDEN GATE PARK				
003	Perm Craft	$19,704	$20,565	
060	Fringe Benefit	5,940	6,244	
	IOTAL	$25,644	$26,809	+$1,165
NEIGHBORHOOD PARK				
001	Perm Misc.	$967,737	$2,284,781	
003	Perm Craft	124,250	143,862	
020	Temporary Salary	0	41,745	
060	Fringe Benefit	317,683	700,250	
109	Other Contractural Ser.	20,000	24,450	
130	Material Services	55,000	79,490	
220	Equipment	0	54,000	
	IOTAL	$1,484,670	$3,328,578	+$1,843,908
STRUCTURAL MAINTENANCE				
003	Perm Craft	$73,497	$77,151	
060	Fringe Benefit	20,576	21,547	
130	Material & supplies	63,000	66,150	
	IOTAL	$157,073	$164,848	+$7,775
PLANNING/DEVELOPMENT				
090	Dept. Overhead	$10,000	0	
092	City Wide Overhead	175,769	211,208	
109	Other Contractural Ser.	0	315	
120	Other Services	2,625	2,441	
130	Material & Supplies	1,340	1,407	
140	Fixed Charges	265	265	
220	Equipment	0	19,307	
303	Real Estate	32,100	32,100	
389	Mis. Departments	25,000	25,000	
420	City Attorney	35,556	35,556	
	IOTAL	$282,655	$327,599	+$44,944
	GRAND IOTAL	$2,325,777	$3,847,834	+$1,522,057

EXPLANATION OF MAINTENANCE & ADMINISTRATION BUDGET

1. In past years the Open Space Program has funded several recreation directors for the Community Services Division. The funding of these positions has been transferred to the general budget.

2. The Program provides funding for a custodian at the Sharon Building which was improved with Open Space monies.

3. In previous years, the program funded positions at a variety of facilities that had been improved with Open Space monies. These included 6 custodians for Glen Park, Hamilton, St. Mary's Center, Boeddeker, Macaulay, Helen Wills and 2450 Harrison St. Gym (2). In addition, it funds 32 gardening positions at parks and squares that have received substantial rehabilitation with Open Space Program funds. These facilities are:

Alamo Square	Douglass	Knudsen-Bloom	Rolph
Alice Chalmers	Folsom	Lafayette	Richmond
Argonne	Fulton	Lincoln Park	Tank Hill
Balboa Park	Glen Park	Little Hollywood	South of Market
Brooks Park	Hamilton	Merced Heights	South Park
Bernal	Huntington	Noe Courts	South Sunset
Buena Vista	J.P. Murphy	Monterey Conserv.	Sunset Heights
Cabrillo	Joseph Conrad	Moscone	Upper Noe
Cayuga	Juri Commons	Ocean View	Washington Sq.
Boeddeker	Kite Hill	Presidio Hgts.	
Dorothy Erskine	King Pool		

It should be noted that the funding of gardeners through the Open Space Program is based on the amount of work performed at a particular facility. In many cases several smaller projects are combined in order to justify one gardening position.

This year it has been recommended that additional funds from the Open Space Program be used to fund positions at High Need facilities. The explanation of this change follows.

HIGH-NEED MAINTENANCE & ADMINISTRATION

INTRODUCTION:

Thirty-nine Neighborhood Park's Gardeners and Supervisors are recommended to be moved from General Fund supported positions to Open Space Fund supported positions. In response to a cutback in the General Fund contribution to the Department, this alternative source of funding was identified. A review of the work assignments of all Neighborhood Park staff revealed that 78 Gardeners, Supervisors, and Custodians work in either "high-need" designated areas or in New Development/Rehabilitation Projects. Positions engaged in such work may be funded by Open Space monies. At present, only 39 are so funded. 18 of the 39 positions are assigned to "high-need" areas and 21 to New Development/Rehabilitation Projects. The transfer would increase the 18 positions in "high-need" areas by 39 equivalent positions, for a total of 57 Miscellaneous and Craft positions. As a result of this transfer, we will have a net reduction of $1,124,189 and related Fringe Benefit costs in General Fund.

Below is a summary of the FY86-87 assignments of Open Space funded Miscellaneous and Craft positions in designated "high-need" areas and New Development/Renovation Projects. The high need priorities are adopted from the "Comprehensive Plan", Resolution 7021, of the San Francisco City Planning Commission dated May 24, 1973.

A. COMPLEX/UNITS IN "HIGH-NEED" AREAS	# OF POSITIONS
HUNTERS POINT COMPLEX:	8
Palou and Phelps Mini Park	
Hunter's Point Gymnasium/Playground	
Youngblood-Coleman Playground	
Bayview Playground	
Hilltop Park	
Joseph Lee Recreation Center	
Adam Rodgers Park	
Rosie Lee Court	
Milton Meyer Recreation Center	
Martin Luther King Swimming Pool	
NORTH BEACH COMPLEX:	9
St. Marys Square	
Portsmouth Square	
Chinese Playground	
Washington Square	
North Beach Playground	
North Beach Swimming pool	

COMPLEX/UNITS IN "HIGH-NEED" AREAS	# OF POSITIONS
CIVIC CENTER COMPLEX:	11
Broadway East Mini Park	
Broadway West Mini Park	
Chinese Recreation Center	
Macaulay Park	
Fr. Alfred Boeddecker Park	
Hyde St. Mini Park	
Helen Wills Playground	
CHRISTOPHER II COMPLEX:	6
South Park	
Alice Mini Park	
Howard and Langton Mini Park	
24th Street Mini Park	
6th and Folsom	
Juri Commons Mini Park	
WESTERN ADDITION COMPLEX:	8
Margaret Hayward Playground	
James P. Lang Field	
Jefferson Square	
Alamo Square	
Buchanan Street Mall	
Daniel E. Koshland Park.	
Rosa Parks Senior Center	
Hayes Valley Playground	
Beideman Mini Park	
Fillmore Mini Park	
Page St. Mini Park	
MISSION DOLORES COMPLEX:	3
Dolores St. Median Strip (partial)	
Mission Dolores Park	
Mission Playground	
Mission Swimming Pool	
Harvey Milk Recreational Arts Building	

POTRERO HILL COMPLEX:	12
Rolph Playground	
Franklin Square	
Garfield Square	
Garfield Swimming Pool	
McKinley Square	
Precita Park	
Folsom Playground	
Coso Triangle	
Mission Recreation Center	
Potrero del Sol	
TOTAL	57 Positions

B. NEW DEVELOPMENT/RENOVATION PROJECT SITES

Holly, Julius Kahn, Portola, Potrero Hill, Rossi, St. Mary's, Stern Grove, Helen Wills, West Sunset, Rochambeau, Sunset Heights, Moscone, Excelsior, and Campbell, Rutland Mini Park.	5 Gardeners
Upper Noe Tennis Court	1 Gardener
Rolph-Nicol Park	1 Gardener
Kelloch-Velasco	1 Gardener
Peripheral Landscaping in various locations of Mc Laren Park	2 Gardeners
Herz P/G and Peru-Burrows Mini Park	1 Gardener
Acquisition of 42.8 acres of Open Space land	4 Gardeners
Little Hollywood, Cayuga, Bernal	1 Gardener
Huntington Park, Columbus Circle, Lafayette	1 Gardener
Upper Noe, Hamilton, Argonne, Fulton, Cabrillo, Monterey Conservatory, Dorothy Erskine Glen Park, Richmond Playground, Presidio Hts.	2 Gardeners
Alice Chalmers, Douglass, J. P. Murphy, So. Sunset, Sunset Heights, Balboa Park, Brooks Park Fulton, Merced Heights, Ocean View, Presidio Hgts	2 Gardeners
TOTAL	21 Gardeners

APPENDIX A

ACQUISITION/DEVELOPMENT SUMMARY

1975 - 1986

1. Berkeley Way Lot

Year recommended:	1975-76	Acreage:	1.12
Year acquired:	1977	Block:	7524 (9)
Purchase price:	$ 64,000	Location:	Berkeley Way

Status: This lot was acquired with Billy Goat Hill from the Redevelopment Agency. Current plans are for it to remain unimproved open space.

2. Billy Goat Hill

Year recommended:	1976-77	Acreage:	4.10
Year acquired:	1977	Block:	7537/7538 (60,101)
Purchase price:	$129,000	Location:	Laidley/30th

Status: While this hillside will remain as mostly unimproved open space, funds from the Hilltop Development Fund were recommended to stabilize pathways and install bollards. Project was done in-house with Hilltop Development Crew.

3. Boeddeker Park (Father Alfred)

Year recommended:	1976-77	Acreage:	2.50
Year acquired:	1978-85	Block:	332 (6-9, 17-19)
Purchase price	$1,250,000	Location:	Ellis/Taylor

Status: This park was dedicated on May 1, 1985. Total development cost was $2,000,000. The firm of Royston, Hanamoto, et. al. (Pat Carlisle project architect) performed the design work. Munkdale Bros. were contractors. Acquisition of a building at 254 Eddy, adjacent to the park, has been completed and Gordon Chong & Assoc. has executed the design for a new Children's Clubhouse and Center. Completion is expected in early 1987.

4. Brewster Street

Year recommended:	1978-79	Acreage:	0.25
Year acquired:	1978	Block:	5556 (4,5,6,57,58)
Purchase price:	$ 30	Location:	Bernal Heights

Status: Currently to remain as unimproved open space.

5. Chinatown Site

Status: Negotiations for a suitable park site have been very difficult due to the high density of development and population this neighborhood. Money has been banked from each Program year for an ultimate acquisition.

6. Coleridge Street

Year recommended:	1983-84	Acreage:	0.20
Year acquired:	1985	Block:	5615 (9,77)
Purchase price:	$150,000	Location:	Bernal Heig

Status: Acquisition has been completed and the Real Estate Department is currently negotiating for an easement through rear portion of two adjacent lots to provide access to Pet Street. It was determined that Lot 81 will not be require Project design is currently underway.

7. Diamond Heights Lots

Year recommended:	1975-76	Acreage:	1.07
Year acquired:	1976	Block:	7523/-33/-36
Purchase price:	$400	Location:	Diamond Heights

Status: Currently these parcels are to remain as unimproved open space. $45,000 was allocated from the 1982-83 WHO fund to provide slope stabilization for the lot at 101 Topaz Way.

8. Dorothy Erskine Park (formerly Martha Hill)

Year recommended:	1975-76	Acreage:	1.30
Year acquired:	1978	Block:	6735/6761
Purchase price:	$205,505	Location:	Martha/Baden

Status: Purchased to remain as unimproved open space, there was a project involving minimal slope stabilization and a rustic stairway performed by the Hilltop Development Crew in-house. A more major road stabilization job was also done by D.P.W.

9. Duncan and Castro

Year recommended:	1977-78	Acreage:	1.00
Year acquired:	1979	Block:	6590 (4-29)
Purchase price:	$126,000	Location:	Diamond Heights

Status: Acquired to remain as undeveloped Open Space, the Department will make minor modifications on the Duncan Street frontage.

10. Edgehill Mountain

Year recommended:	1981-82	Acreage:	1.08
Year acquired:	1985	Block:	2923
Purchase price:	$502,000	Location:	West Portal

Status: Lots [illegible] 40, 47, 58, 54 and a portion of 58 have been acc[illegible]d will remai[illegible]s unimproved open space.

11. Golden Gate Hei[illegible]ts

Year recommended:	1977-78	Acreage:	0.60
Year acquired:	1981	Block:	1928B (13-21)
Purchase price:	$520,000	Location:	Noriega/15th

Status: Acquired to remain as undeveloped open space.

12. Grandview Park Extension

Year recommended:	1975-76	Acreage:	2.70
Year Acquired:	1977-79	Block:	2034A/2050A (27 Lots)
Purchase Price	$837,500	Location:	Morage/14th

Status: Acquired to remain as undeveloped open space. The Department is proposing minimal hillside stabilization and installation of rustic stairs using the Hilltop Development Crew.

13. Joseph Conrad Square (Formerly Columbia Square)

Year recommended:	1977-78	Acreage:	0.26
Year acquired:	1978	Block:	24 (1)
Purchase price:	$97,000	Location:	Foot of Columbus

Status: $50,000 was allocated from the 1978-79 WHO Program. Additional funds were raised privately by the surrounding business community. Phase I of the park has been completed. A Phase II portion involving the placement of the Joseph Conrad bust and development of a water feature will be sponsored by the community. A maintenance agreement has also been negotiated with the community.

14. Juri Commons

Year recommended:	1977-78	Acreage:	0.26
Year acquired:	1979	Block:	6532 (8)
Purchase price:	$62,400	Location:	Guerrero/26th

Status: Approximately $100,000 from 1978-79 High need funds were used to develop this former Southern Pacific right-of-way into a pleasant minipark. Additional funding was recommended in 1984-85 to supply automatic irrigation. Construction for this second phase is scheduled for September 1, 1986.

15. Kearny Street

Year Recommended:	1978-79	Street right-of-way
Retained by D.P.W.		between Vallejo & Fresno

Status: $50,000 was allocated from the 1978-79 WHO allocation to develop the upper portion of Kearney near Vallejo. A preliminary design by Roger Boyer has been completed and a contract for working drawings has been approved by the Civil Service Commission. Approval of plans is contingent upon development of maintenance agreement with D.P.W.

16. Kelloch-Velasco

Year recommended:	1976-77	Acreage:	1.75
Year acquired:	1977	Block:	6361 (18-25)
Purchase price:	$225,000	Location:	Visitacion Valley

Status: Approximately $462,000 in 1977-78 and 1978-79 WHO funding was used to complete this heavily used facility. Last year it was recommended that the facility be staffed under the Community Services portion of the Maintenance budget.

17. Kite Hill

Year recommended:	1975-76	Acreage:	2.30
Year purchased:	1977	Block:	27011,11,12,23,49,50)
Purchase price:	$386,816	Location:	Yukon/19th

Status: $10,000 was allocated from the 1978-79 WHO program to fund a study for the development of Kite Hill. It was determined that only minimal development would be desirable. $35,000 was allocated under the 1982-83 WHO program to provide rustic stairways, pathways and benches as well as bollards. Some work has been completed and additional work and modifications are under discussion.

18. Knudsen-Bloom

Year recommended:	1975-76	Acreage:	4.60
Year acquired:	1976	Block:	4277 (10, 14)
Purchase price:	$710,000	Location:	Army/Potrero

Status: The construction of this park was recently completed at a cost of $2.4 million and was dedicated May 3. The facility was designed by Esherick, Homsey Dodge and Davis and C.H.N.M.B. Contractors on the project were Munkdale Bros. Inc.

19. Lakeview-Ashton

Year recommended:	1976-77	Acreage:	0.32
Year acquired:	1977	Block:	7010(19), 7054(37,38)
Purchase price:	$23,600	Location:	O.M.I.

Status: Acquired to remain as undeveloped open space.

20. 2450 Harrison Street (To be dedicated as Mission Center)

Year recommended:	1977-78	Acreage:	0.65
Year acquired:	1978	Block:	3612 (3,4)
Purchase price:	$190,000	Location:	Mission

Status: Both the gymnasium and community center portions of this $3.6 million facility have now been completed and opened. The architectural design was executed by del Campo & Associates. Funds from state and federal grants, and Community Development were used along with Open Space monies.

21. Mission Playground Extension

Year recommended:	1975-76	Acreage:	0.23
Year acquired:	1976	Block:	3579 (7,8)
Purchase price:	$130,575	Location:	Valencia/Cunningham

Status: A "Jets Hamburger" outlet was acquired and demolished to provide space for extending Mission Playground out to Valencia Street. Project cost was $98,000 (from 1976-77 High-need) and project was contracted by Munkdale Bros. Inc.

22. Little Hollywood Park

Year recommended:	1976-77	Acreage:	1.00
Year acquired:	1976-79	Block:	4991 (60)
Purchase price:	$100,000	Location:	Lathrop/Tocoloma

Status: A portion of Lot 60 is leased from Sunset Scavenger while an additional 22,000 sq. ft. was acquired and developed using 1980-81-82 WHO funds totaling $282,500. Contractor: Munkdale. $100,000 was allocated in 1984-85 to make additional improvements. Construction is scheduled for Dec. 1986.

23. Macaulay Park

Year recommended:	1975-76	Acreage:	0.20
Year acquired:	1980	Block:	716 (2)
Purchase price:	$310.800	Location:	Larkin/O'Farrell

Status: This parcel was developed using $127,947 from the High-Need accounts of 1976-77, 80-81 and 81-82 Program years. It was dedicated in 1983 in memory of Sgt. John Macaulay, a San Francisco Police Officer killed in the line of duty.

24. Monterey Conservatory

Year recommended:	1979-80	Acreage:	0.19
Year acquired:	1980	Block:	6770 (53, 54, Ptn55)
Purchase price:	$226,000	Location:	250 Monterey

Status: $190,000 was provided by the 1981-82 WHO budget to renovate this historic building. $132,00 was spent by the Bureau of Architecture (Gottlieb Construction, General Contractor) on the building portion. The remainder, along with additional funds from 1983 - 84 WHO, will be used to landscape the surrounding area and provide irrigation. Bids for landscaping funded in 1983-84 were rejected as too high. Project was redesigned and construction will be completed in July of 1986.

25. Noe & Beaver Streets

Year recommended:	1978-79	Acreage:	0.05
Year acquired:	1983	Block:	3561 (8)
Purchase price:	$165,000	Location:	Duboce Triangle

Status: $70,000 remaining from the acquisition budget was transferred to D.P.W. Park Engineering to begin planning for this minipark. The remainder of needed funds were recommended in the 1984-85 program. This $110,000 project is under construction and will be completed in July of 1986.

26. Peru Avenue Walkway

Year recommended:	1979-80	Street right-of-way
Retained by D.P.W.		Peru between Valmar/Athens

Status: This hillside was improved with $50,000 from the 1980-81 WHO budget. Project design by Richard Schadt.

27. Seward Park Extension

Year recommended:	1977-78	Acreage:	0.26
Year acquired:	1979	Block:	2714 (30, 31, 32)
Purchase price:	$237,000	Location:	Seward/Corwin

Status: Purchased to remain as undeveloped open space.

28. Saturn Steps

Year recommended:	1983-84	Acreage:	0.10
Year acquired:	pending	Block:	2626 (10A)
Purchase price:	$140,000	Location:	Saturn/Ord

Status: $110,000 was allocated in the 1984-85 WHO budget to develop this parcel. Since acquisition cost was in excess of estimate, $30,000 is recommended in the 1985-86 program to provide the necessary funds. Construction is scheduled for Dec. of 1986.

29. Sixth & Folsom Park

Year recommended:	1975-76	Acreage:	1.91
Year acquired:	1977---	Block:	3731 (10,11,12,111)
Purchase price:	$1,165,000	Location:	South of Market

Status: The property acquisition has been completed. The architectural firms of Omi Lang, and Marquis & Assoc. have been retained to design the park and building components respectively. A conceptual design for the park and building has been completed. Approximately $4.1 million has been allocated from previous Open Space Programs and State Urban grants. Construction should begin in early 1987.

30. Tank Hill

Year recommended:	1976-77	Acreage:	2.80
Year acquired:	1977	Block:	2662
Purchase price:	$650,000	Location:	Clarendon/Twin Peaks

Status: Acquired to remain as undeveloped open space. Minimal funds were used from the Hilltop Development fund to provide some slope stabilization and rustic stairways.

31. Washington & Hyde

Year recommended:	1978-79	Acreage:	0.15
Year acquired:	1983-84	Block	187 (12, 13)
Purchase price:	$713,000	Location:	Chinatown

Status: Development funds have been set aside from several High-Need budgets. A design contract with the firm of Barcelon & Jang has been executed and preliminary design us underway.

32. W.H.O. Development Fund

Status: The 1981-82, and 1982-83 Open Space Program designated $150,000 and $50,000 respectively, from the W.H.O. budget to fund a crew for the purpose of making minimal necessary improvements on lands acquired through the Program and meant to remain in a naturalistic state. The type of improvements intended were those such as erosion control and slope stabilization. Reference is made to projects earmarked for these funds throughout this report.

33. I.M. Scott School Lease

Status: In 1979-80 W.H.O. Program it was recommended that $25,000 be used to fund the resurfacing of the play courts at I.M. Scott School. A 12-year lease has been secured and the work completed.

34. City-Wide Trail System

Status: In 1979-80 $10,000 in planning funds were set aside for the development of a city-wide trail system. These funds were transferred to the Department of City Planning who will address the issue in the up-dated Open Space Element of the City's Master plan.

35. Waterfront - Pier 7

Status: A conceptual design for a 25' wide pier has been prepared. The $3.2 million pier will be funded by $2.2 million of Open Space funds plus $705,000 made available by the Wildlife Conservation Board and the Federal Land and Water Conservation Program, as well as by in-kind demolition costs to be assumed by the Port. Permit approvals are in progress and the State and Federal grants are being processed. The preparation of construction documents will soon be initiated.

36. Richmond Gym Site

Beginning in 1984 - 1985 funds have been set aside for the eventual acquisition and development of a site in the Richmond District that would be suitable for a gymnasium. Any final action would be taken in accordance with the Open Space Element of the City's Master Plan.

APPENDIX B

OPEN SPACE RENOVATION SUMMARY

1975 - 1986

Since the inception of the Open Space Program, a total of 168 renovation projects have been undertaken. Eighty-eight of these projects have been completed and the remainder are under construction or in the design phase. With the ever increasing fiscal restraints both locally and through reductions in Federal grants, these monies have become critical to this Department's attempt to provide quality recreation and park facilities throughout the City. All projects listed in this summary are completed unless otherwise indicated.

1985 - 1986 ($2,193,893)

1. North Beach Playground - development of new center, planning only	$ 8,000
2. Bernal Center - gym rehabilitation	105,000 J.O Received
3. Buena Vista Park - additional tree work ($85,000) Masterplan ($25,000)	110,000 ongoing & underway
4. Golden Gate Park Lawn Bowling - Irrigation	68,600 J.O. Received
5. Grandview Park - erosion control, landscaping on on east side	139,500 under design
6. Cow Hollow - clubhouse rehabilitation	105,000 under design
7. Alta Plaza - Play area rehabilitation	221,500 J. O. Received
8. Junipero Serra - clubhouse expansion ($105,000) court resurfacing ($ 40,000)	145,000
9. Pioneer Log Cabin (G.G. Park) - rehabilitation	115,700

10. Visitacion Valley - clubhouse rehab ($141,700) Phase I. Play area rehab ($166,000) Phase II		207,700 Under design
11. Sunset Recreation Center - toilet rehab and other improvements		100,000 J.O. Received
12. Handicapped play area development		250,000 $100,000 to be used at Children's Playground to match State grant
13. North Beach - additional funds for tot lot rehab		39,000 Under design
4. Roof repair fund		150,000
16. Tennis court resurfacing	Oceanview (3)	60,000
	McLaren (4)	60,000
17. Tennis Court Lighting		25,000
18. Contingency		179,893
	Total	$ 2,193,893

1984-85

VII. RENOVATION ($1,937,500)

1.	Balboa Park (San Jose & Havelock Sts) - security lighting.	$ 25,000 Under Const.
2.	Buena Vista Park - for the funding of a tree topping crew for 2-3 months.	85,000
3.	Crocker Amazon (Geneva Ave. & Moscow St.) - master plan, picnic area, handball court, sitting area, development; drainage and landscaping work, and installation of a parcourse.	145,000 Under Design
4.	Duncan & Castro Park - sidewalk and barriers for Duncan Street side.	5,000 In-house
5.	Glen Park (Chenery & Elk Sts.) - play area repairs, fencing, erosion control, curbs, concrete stairs, curbwall grading, drainage play equipment, seating, lighting for Bosworth Street entrance.	139,000 Under design
6.	Grattan Playground (Stanyan & Grattan Sts.) - rehabilitate lower playground, benches and pathways to field, install tennis court windbreak (Phase II).	129,000 Under Design.
7.	North Beach P/G (Colombus Ave. at Lombard) develop tot lot in current unused library patio.	53,000 Design Completed

8.	Palace of Fine Arts (Lyon St.) - resurface pathways, improve drainage system.	50,000 In-house
9.	Panhandle Playground (Fell St. @ Ashbury) - play area rehabilitation including rerouting of bike path, apparatus repair and landscaping.	35,000 Design compl.
10.	Silver Terrace (Thronton Ave. & Bayshore) - clubhouse rehabilitation (Phase II).	125,000 Under design
11.	Upper Noe (Day & Sanchez Sts.) - necessary to complete funding for curbing rehabilitation project.	14,000 Completed
12.	West of Twin Peaks (various locations) - five year plan to light 20 courts at 7 locations yet to be determined.	50,000 Under design
13.	St. Mary's Playground (Murray & Justin) - erosion control and entrance modification.	150,000 Under design
14.	Sunset Recreation Center (28th & Lawton) - install new floor in gymnasium.	130,000 Under design
15.	Alice Chalmers (Brunswick & Whittier) - rehab. and expand clubhouse (Phase II).	115,000 Consultant selected
16.	Marina Green - repair parcourse.	25,000 In-house
17.	Miraloma Playground (Omar & Sequoia Ways) Phase II clubhouse rehabilitation.	140,000 Under design
8.	Mission Dolores Park - (18th & Dolores) renovation of clubhouse.	50,000 Consultant selected
19.	Stern Grove Clubhouse - remodel kitchen and a general rehab. of interior (Phase I).	200,000 Design completed
20.	Roof Repair Fund.	150,000
21.	Contingency Fund	122,500
	TOTAL	$1,937,500

High-Need (1984 - 85)

1. Alioto Minipark (20th & Capp) - minimal rehabilitation of existing apparatus and landscaping.	$ 5,000 In-house
2. Buchanan Street Mall (Western Addition) design funds for ultimate rehabilitation program.	25,000 Under design
3. Garfield Playground and Recreation Center (25th & Harrison) general rehabilitation.	425,000 J.O. Received
4. Palou-Phelps Minipark (Hunters Point) play area rehabilitation.	150,000 Under design
5. Twenty-fourth Street Minipark (Mission) general rehabilitation.	75,000 Under design
TOTAL	$680,000

1983 - 1984

	Project	Amount Expended
1.	Alice Chalmers (670 Brunswick) rehabilitate field house, resurface courts.	$ 81,500 drainage and courts completed, architect selected for remainder of work.
2.	Brooks Park (373 Ramsell) install water hookup and improve landscaping.	25,000
3.	Cabrillo Playground (38th/Cabrillo) rehabilitate fieldhouse.	54,000 Under design
4.	Crocker-Amazon (Geneva/Moscow) construct bocci ball shelter, modify drainage near courts.	52,000
5.	Douglass Playground (26th/Douglass) expand fieldhouse.	185,000 program revised
6.	Excelsior Playground (Russia/Madrid) expand fieldhouse, fence childrens' play area	118,000 architect selected.
7.	Harvey Milk Center (50 Scott) general repair and improvements to interior and exterior of building.	110,000
8.	Golden Gate Heights (12th/Rockridge) tennis court rehabilitation.	25,000
9.	Grattan Playground (Stanyan/Alma) play area rehabilitation.	144,000 construct. 9/86
10.	Miraloma Playground (Omar/Sequoia) play area rehabilitation, correct drainage.	135,000
11.	Mission Dolores Park (18th/Dolores) general rehabilitation of courts and picnic areas.	45,000
12.	Peixotto Playground (15th Roosevelt) play area rehabilitation.	139,000 under construct.
13.	Potrero Hill (22nd/Arkansas) installation of fencing, lighting & security system.	40,000 revised program under consideration.

14.	Golden Gate Park (46th & Lincoln) play area rehabilitation.	135,000 to be bid 5/86
15.	Silver Terrace (Silver/Bayshore) play area rehabilitation (Phase I).	120,000
16.	Twin Peaks (Christmas Tree Point) for planning improvements.	10,000
17.	Roof repair fund.	136,000
18.	Contingency fund	185,000
	TOTAL	$1,739,500

1982 - 1983

	Project	Amount Expended
1.	Argonne Playground (18th/Geary) field house rehabilitation.	$ 76,000
2.	Balboa Park (Ocean/San Jose) resurface four tennis courts.	44,800
3.	Cayuga Playground (Cayuga/Naglee) clubhouse rehabilitation ($53,000), court resurfacing ($29,000).	82,000
4.	Douglass Playground (26th/Douglass) court resurfacing ($23,500), paving (4,500)	28,000
5.	Excelsior Playground (Russia/Madrid) court resurfacing ($23,000), benches ($5,000).	28,000
6.	Moscone Field (Chesnut/Buchanan) clubhouse rehabilitation including handicap access.	159,300

7.	Larsen Playground (19th/Wawona) playground rehabilitation ($120,000), courts ($20,000)	140,000 under construct.
8.	Midtown Terrace (Clarendon/Olympia) play area rehabilitation ($100,000) resurface courts ($44,800) bldg. rehab. ($35,400)	180,200 under design
9.	Mountain Lake Park (12th/Lake) supplements 1980-81 funding.	38,000 see 80-81
10.	North Beach Playground (Lombard/Mason) install fencing along Greenwich.	5,000 in-house project
11.	Parkside Square (26th Vicente) playground rehabilitation.	120,000
12.	Pioneer Park (Telegraph Hill) supplements 1981-82 funding.	2,500 see 81-82.
13.	Portsmouth Square (Kearney/Washington) general rehabilitation.	120,000 master plan underway
14.	Rolph Playground (Army/Potrero) resurface courts ($40,000) develop truck access ($15,000).	55,000
15.	Rossi Playground (Arguello/Anza) court resurfacing.	$ 40,000
16.	Sunnyside Playground (Melrose/Edna) resurface courts ($23,000), improve drainage ($1,000) lighting rehabilitation ($76,000).	109,000
17.	Sunset Playground (28th/Lawton) supplements 80-81 project.	80,000 see 80-81
18.	Glass backboards installed at recreation centers citywide.	15,000
19.	Resodding of athletic fields citywide.	20,000
20.	Roof repair of facilities citywide.	155,147*
21.	Contingency fund	110,000

*King Pool substantially completed
Sunset Fieldhouse completed

TOTAL $1,607,974

1981 - 82

	Project	Amount Expended
1.	Bernal Heights Gym (Moultrie & Jarboe) Security work, bulkhead repairs.	$ 33,500
2.	Cayuga P/G (Cayuga & Naglee) Renovation of play area.	$ 80,000
3.	Christopher P/G (Diamond Heights near Duncan) lighting rehabilitation and modification.	$ 30,000
4.	Coit Tower (Telegraph Hill) Pathway stabiliza-tion - To be combined with larger project.	$ 10,000
5.	Folsom P/G (21st & Folsom) Resurfacing, play area rehab.	$ 50,000
6.	Glen Park Center (Chenery & Elk) New security system.	$ 4,900
7.	McCoppin Square (24th Ave. & Taraval) Play area renovation.	$ 86,000
8.	North Beach P/G (Lombard & Mason) Resurface play area.	$ 96,600
9.	Potrero Hill Center (22nd & Arkansas) Roof repairs.	$ 5,200
10.	Presidio Heights P/G (Clay near Washington) rehabili-itation of play area, resurface courts.	$ 65,000
11.	Richmond District P/G (to be renovated under one contract: Argonne, Cabrillo & Fulton).	$160,000
12.	States Street (Conora Heights) Resurface courts.	$ 39,300
13.	Sunset P/G (28th & Lawton) Renovate play area (combined with 82-83 program).	$ 75,000
14.	Washington Sq. (North Beach) Install fencing, rehabilitation of children's play apparatus.	$ 20,000
15.	Resodding of infields (Citywide).	$ 10,000
16.	Playground Patrol and Play Apparatus Renovation crew Citywide program supplying 2 ironworkers, materials, supplies and truck for playground repairs.	$113,000
17.	Contingency fund	$127,906
	TOTAL	$1,006,406

1980 - 81

	Project	Amount Expended
1.	Bernal P/G (Moultrie & Jarboe Streets) Resurfacing of play courts and repair of retaining wall.	$134,000
2.	Cayuga Clubhouse (Cayuga & Naglee Streets) Improvement of ventilation and installation of insulation.	$ 16,000
3.	Coit Tower (Telegraph Hill) Replacement of leaking roof.	$ 27,000
4.	Chinese P/G (Sacramento & Waverly Streets) Replacement of sand in Children's play area $2,036 expended on sand, balance to be used for future improvements at Chinese Playground.	$ 8,000
5.	Excelsior P/G (Russia & Madrid Streets) Combined with previous funding.	$ 55,900 See 77-78
6.	Head/Chester Street Miniparks. Renovation and and expansion of facilities.	$ 40,000
7.	Huntington Park (California & Taylor Streets) Renovation of entire park and repair of fountain.	$100,000
8.	Jackson P/G (17th & California Streets) Replacement of ballfield sod in conjunction with C.D. funded renovation. Playfields at Rolph, Excelsior, Oceanview, Moscone and portions of Crocker Amazon also accomplished with these funds.	$ 10,000
9.	J.P. Murphy (1960 Ninth Ave.) Additional funding for 1979-80 project.	$ 10,000
10.	Junipero Serra P/G (300 Stonecrest) Renovation of Children's play area.	$100,000
11.	Mountain Lake Park (12th Ave & Lake St) Renovation and expansion of play area.	$125,000
12.	North Beach (Lombard & Mason) Renovation and expansion of play area.	$ 40,000

1980 - 81 cont.

	Project	Amount Expended
13.	Oceanview (Capital & Montana) Installation of parcourse, benches and play tables.	$ 25,000
14.	Richmond P/G (18th Ave near Lake) General renovation of entire facility, resurfacing & lighting.	$195,000
15.	Upper Noe P/G (Day & Sanchez) Added to 78-79 project.	$ 25,000 See 75-6, 78-
16.	Contingency fund	$ 63,409
	TOTAL	$974,309

1979 - 80

	Project	Amount Expended
*	Indicated reinstated projects funded by unallocated interest.	
1.	*Brooks Property (373 Ramsell Street) Improvements to landscaping, play apparatus, (Supplemental with accrued interest under 80-81).	$ 50,000
2.	*Alice Chalmers P/G (670 Brunswick Street) Replace existing Children's play area. Supplemental with $30,000 accrued interest under 80-81).	$ 75,000
3.	Lakeview - Ashton Hilltop. Provision of viewing areas and benches.	Project deleted
4.	*Lafayette Square (Washington & Laguna Sts) Renovation of Children's play area and resurfacing of courts and pathways.	$110,000
5.	Merced Heights P/G (Bixby & Shields Sts) Renovation of Children's play area, resurfacing of tennis and basketball courts, rehabilitate fencing (combined with C.D. funding).	$105,000
6.	*J.P. Murphy P/G (1960 Ninth Ave) Renovation of Children's play apparatus, resurfacing of ball court and 3 tennis courts (combined with C.D. and 1980-81 funding).	$110,000
7.	*Oceanview P/G (Capitol & Montana Sts) Installation of protective lighting.	$ 30,000
8.	*Randolph - Bright Minipark. Renovation of Children's play apparatus, improve landscaping.	$ 20,000
9.	*South Sunset P/G (40th Ave near Vicente St) Renovation of play apparatus and fence replacement. (Combined with Irrigation Bond Project.	$115,000

1979 - 80 contd.

	Project	Amount Expended
10.	*Washington Square (Filbert & Stockton Streets) Provision of additional play apparatus in north-west corner.	$ 20,000
11.	*Moscone P/G (Chestnut & Buchanan Streets) Combined with previous funding.	$ 30,000 See 75-76
12.	Noe Valley Courts (24th & Douglass Streets) Combined with previous funding.	$ 96,800 See 75-76
13.	Windmill Restoration (Golden Gate Park)	$ 40,000
14.	Contingency fund	$ 75,000
	TOTAL	$876,800

1978 - 79

	Project	Amount Expended
1.	Balboa Park (Ocean & San Jose Avenues) Rehabilitation of Children's play area.	$ 86,500
2.	Buena Vista - Phase II Continuation of erosion control, installation of pathways and rustic stairways.	$ 94,000
3.	Douglass P/G - Phase II Rehabilitation of hillside area, renovation of play area, drainage correction, combined with Irrigation Bond Project.	$100,000
4.	Glen Park - Phase II Outdoor lighting installation.	$ 46,600
5.	Helen Wills - Rehabilitation of play area and floodlight installation.	$ 73,300 See 75-76
6.	Lincoln Park (34th Avenue & Clement Street) Rehabilitation of Children's play area.	$ 99,600
7.	St. Mary's Center (Murray Street & Justin Drive) Rehabilitation of recreation building. State monies combined with O/S funds.	$125,000
8.	Sunset Heights Park (12th Avenue & Rockdale) Rehabilitation of Children's play area.	$ 80,900
9.	South Park (64 South Park Avenue) Renovation of play area and installation of park furniture.	$ 50,000
10.	Upper Noe Valley P/G - Phase II Install lighting and play court resurfacing.	$ 94,782 See 75-7
11.	Contingency fund	$ 75,000
	TOTAL	$925,682

1977 - 78

	Project	Amount Expended
1.	Alamo Square (Hayes/Steiner) Renovate play area, resurface courts.	$ 70,000
2.	Buena Vista Park - Phase I Erosion control and court resurfacing.	$ 93,300
3.	Douglass Playground (26th/Douglass) Planning.	$ 10,000
4.	Eureka Valley Playground (18th/Collingwood) Play area rehabilitation, irrigation of ball field.	$ 52,500
5.	Excelsior Playground (Russia/Madrid) Play area rehabilitation.	$ 43,800
6.	Helen Wills (Larkin/Broadway) Combined with funds from 1975-76 program.	$ 70,000 See 75-76
7.	Holly Park (Holly Circle) Phase II rehabilitation of ballfields and courts.	$ 86,700
8.	Julius Kahn (Jackson/Spruce) Play area rehabilitation.	$ 55,800
9.	Portola Playground (Felton/Holyoke) rehabilitation of play area, ballfield benches and backstops.	$ 61,000
10.	Potrero Hill Center (22nd/Arkansas) Building rehabilitation.	$ 51,100
11.	Rossi Playground (Arguello/Anza) Play area rehabilitation.	$ 86,700
12.	Contingency fund	$ 30,000
	TOTAL	$720,900

1976 - 77

	Project	Amount Expended
1.	Aptos Playground (Aptos & Ocean Avenues) Renovation of play courts.	$ 12,000
2.	Hamilton Recreation Center (Geary & Steiner Streets) Renovation of Recreation Center.	$135,000
3.	Hayward P/G (Laguna & Golden Gate Avenue) Rehabilitation of Children's play apparatus and miscellaneous improvements.	$ 83,200
4.	Herz P/G (John McLaren Park) (University & Hahn Streets) Rehabilitation of building, and tennis court resurfacing.	$ 57,400
5.	Holly Park (Holly Circle) Installation of automatic irrigation, resurfacing of play courts (combined with funds from 77-78 program).	$ 32,500
6.	Rochambeau P/G (24th Avenue near Lake Street) Renovation of clubhouse, resurfacing of play courts and improvements to play apparatus.	$ 87,800
7.	Stern Grove (19th and Sloat Blvd.) Renovation of Children's play area.	$ 65,600
8.	West Sunset P/G (39th Avenue near Ortega Street) Renovation of Children's play area.	$ 84,600
9.	Various tennis court resurfacing (Alamo Square, Buena Vista & Herz) Combined with funds from 77-78 program.	$ 18,300
10.	Contingency fund	$ 50,000
	TOTAL	$626,400

1975 - 76

	Project	Amount Expended
1.	Campbell-Rutland Minipark - Installation of benches and other improvements.	$ 9,000
2.	Glen Park (Chenery/Elk) renovation of recreation center, installation of outdoor lighting (combined with 1978-79 program funds).	$239,000
3.	Hayes Valley Playground (Hayes/Buchanan) painting of clubhouse, rehabilitation of courts and play area.	$ 67,000
4.	Helen Wills (Broadway/Larkin) Renovation of building, rehabilitation of play area and installation of night lighting (combined with 1977-78, 1978,79 funds).	$100,000
5.	Moscone Playground (Chestnut/Buchanan) Renovation of children's play area (combined with 1979-80 funds).	$110,000
6.	Noe Valley Courts (24th/Douglass) Renovation of entire playground, play area and resurfacing of play courts (combined with 1979-80 funds).	$119,800
7.	Upper Noe Valley (Day/Sanchez) Rehabilitation of children's play area (combined with 1978-79, 1980-81 funds).	$ 45,800
8.	Portsmouth Square (Kearney/Washington) Provide for sheltered game tables and benches.	$ 14,900
9.	Visitacion Valley Playground (Cora/Leland) extend height of fence.	$ 9,
10.	Contingency fund	$ 50,000
	TOTAL	$765,300

APPENDIX C

SUPPLEMENTAL APPROPRIATIONS

The Committee has granted supplemental requests on several occasions. These supplemental appropriations were approved by the Recreation and Park Commission, the Mayor and the Board of Supervisors.

1981 - 82

1.	Development:	Peru Ave. Walkway	H.O.	$ 20,000
		Little Hollywood	H.O.	42,500
		Boeddeker Park	Hi-Need	20,000
		Potrero del Sol	Hi-Need	60,000
	Renovation:	Joseph Lee P/G	Hi-Need	14,000
		Youngblood-Coleman	Hi-Need	16,500
				$173,500
2.	Renovation:	Sharon Building matching funds		$425,000

1982 - 83

	Renovation:	Hunters Point Gym	Hi-Need	$311,000

1983 - 84

1.	Development:	Twin Peaks	W.H.O.	$200,000
2.	Renovation/ Hi-Need	Portola P/G		200,000
		G.G. Park Carrousel		50,000
		McLaren Grant match		150,000
		Windmill repairs		75,000
		Carrousel Band Organ		70,000
		Hunters Point Center		150,000
		Property Rental		86,000
		South of Market Study		5,000
				$786,386

SUPPLEMENTAL FUNDING

In addition to the Open Space Program funds which are the subject of this report, the Recreation and Park Department receives additional monies from a variety of state and federal sources. Even though recent budget cuts have reduced the amount of these funds, particularly in federal grants, this money continues to be an important resource in the renovation and development of recreation and park facilities. Major funding sources include:

1. State Roberti-Z'Berg Urban Grant Program
2. State Park Bond Acts (1984 Act to be on June ballot)
3. Federal Land and Water Conservation Fund
4. Federal Urban Park and Recreation Recovery Program
5. State Urban Fishing Program
6. Environmental License Plate Fund

The Department feels that the importance of these grant programs can not be over stated. It is hoped that such funding will continue and, indeed, increase.

SF Recreation and Park Dept.

GENERAL MANAGER'S REPORT

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

FISCAL YEAR 1987 - 1988

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Adopted June 11, 1987

by the

CITY PLANNING AND RECREATION

AND PARK COMMISSIONS

City and County of San Francisco Recreation and Park Department

June 11, 1987

The Honorable Members
of the City Planning and
Recreation and Park Commissions
City and County of San Francisco

Dear Commissioners:

Herein transmitted is the Thirteenth Annual Open Space Acquisition and Park Renovation report. This report contains the recommendations of the General Manager of the Recreation and Park Department for the expenditure of approximately $10.3 million in funds budgeted for the 1987-88 Open Space Program.

This year's program recommendations can be divided into three broad categories. New acquisition, development and renovation projects comprise approximately $5.2 million of the total. The After School Program, approved by the electorate in November, 1986, will receive approximately $1.3 million of the total. A list of the school sites to be operated starting July 1, 1987 is attached for your information. The remaining $3.8 million is recommended for administration and maintenance. Approximately 87% of these funds are recommended for direct maintenance activities at existing park facilities.

This year, the Citizens Open Space Advisory Committee was presented with requests for new acquisition, development and renovation projects which had a total estimated cost of approximately $27 million. The Committee's difficult task was condensing those requests into the approximately $5.2 million which was available for these projects. I am very impressed with the efforts of this year's Committee and my recommendations for new acquisition, development and renovation projects closely parallel those which the Committee made to me. These recommendations will provide partial funding for new parks in the Tenderloin, the Mission, South of Market and India Basin. Funding for a new gymnasium facility in the Richmond and development funding for the new park in Chinatown are also being recommended. In addition to these new park projects, renovation funds are being recommended for fifteen projects at sites located throughout the City.

I have departed from the recommendations of the Open Space Committee in two instances. The Committee recommended funds for the acquisition of a sculpture which would be located in a mini-park in the Richmond. However, the City Attorney has advised me that this project does not fit the guidelines of the Open Space Program. Therefore, I am recommending an equipment replacement project in place of the sculpture acquisition.

Lean Lodge, Golden Gate Park San Francisco 94117

My second departure from the recommendations of the Open Space Committee concerns the recommendation of funds for the acquisition of a portion of Golden Gate Heights which is known as the Rock Outcropping. This acquisition project received a great deal of community support. However, the Committee recommended that no funds be allocated to this acquisition because over $1 million in Open Space funds has already been allocated to projects in Golden Gate Heights, because of the high cost of acquiring this property and because of other Committee priorities to serve high need areas of the City.

I am sympathetic with the Committee's position on this matter. However, the site is a legitimate site for the expenditure of Open Space acquisition funds and a portion of the site is currently under the threat of development. Therefore, the choice that we face is to acquire this property now or risk losing it as open space. Consequently, I am recommending funding for the acquisition of the portion of the Rock Outcropping which is currently under the threat of development. In making this recommendation, I recognize that other projects in high need, underserved areas may have to be deferred. Therefore, I do not believe that any additional funding is warranted for Golden Gate Heights during the next three years of the current Open Space Program. Should the program be extended by the electorate, then additional acquisitions in the Golden Gate Heights area may become possible.

In closing, I would like to point out that this program represents year 13 of the Open Space Acquisition and Park Renovation Fund which has a 15 year sunset clause. There is no question that much remains to be done in the area of Open Space as the revisions to the Master Plan you will be considering two weeks from now will point out. An ad hoc group of citizens is currently meeting to discuss possible extension of the program and the special tax set aside. It is thought that a proposed Charter Amendment to extend the program be placed on the November, 1988 ballot.

I would like to take this opportunity to thank the members of the Citizens Open Space Advisory Committee for their hard work, patience, understanding and commitment during this very difficult year. Their efforts are very much appreciated by the Recreation and Park Department. In addition, I would like to thank members of the Recreation and Park Department staff who worked closely with the Committee in reviewing this year's requests. In particular, I would commend the work of Phil Arnold, Deborah Learner and Tim Lillyquist.

Very truly yours,

Mary E. Burns

MARY E. BURNS
General Manager

1609t

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I. INTRODUCTION

Pursuant to the vote of the electorate in November of 1974, Section 6.413 of the Charter of the City and County of San Francisco established a program to acquire open space, to develop new park and recreation facilities, and to renovate existing properties under the jurisdiction of the Recreation and Park Department. The program is financed by the Open Space Acquisition and Park Renovation Fund which is supported by an annual ad valorem tax levy of ten cents per $100 of assessed property valuation for a period of fifteen years. Recommendations contained in the 1987 - 1988 report constitute the 12th year of the 15 year program. The Charter requires that the General Manager of the Recreation and Park Department present at a joint annual meeting of the Recreation and Park and City Planning Commissions a report "...on the implementation of the Recreation and Open Space Program, on expenditures made from the Open Space Acquisition and Park Renovation Fund,...on properties developed in the preceding year for recreation uses, (and on) general recommendations of further lands for acquisition, improvement or development."

The Charter states that purchase of property must be consistent with the Recreation and Open Space element of the Plan and the Recreation and Open Space Program Document. Hilltops, hillsides and other open spaces are specifically identified on maps in these documents. Acquisition of such sites must comply with this document. Sites not shown in these documents cannot be acquired under the Program unless the Plan Element and Programs Document are amended to include them.

II. ROLE OF THE CITIZENS ADVISORY COMMITTEE

Following passage of the Charter Amendment establishing the Open Space Acquisition and Park Renovation Fund, a Citizens Advisory Committee consisting of twenty-three members was appointed by the San Francisco Board of Supervisors. The Committee's role is to assist and advise the Recreation and Park Department in the development of a priority plan on expenditure for the annual program. Since its first meeting on June 2, 1975, the Committee has actively reviewed neighborhood needs and toured all potential project sites. The Committee held two public hearings in October of 1986 to obtain community input for its recommendations. Notices of these evening hearings were mailed to over 1,100 community groups, recreation centers and interested citizens.

Information received at these hearings was supplemented with background data from the Recreation and Park, City Planning and Real Estate Departments. To facilitate its decision-making process, the Committee has five sub-committees: (1) High-Need Neighborhoods, (2) Waterfront, Hilltop and Other, (3) Renovation, (4) Maintenance, and (5) Future Planning.

1986 - 1987 CITIZENS OPEN SPACE ADVISORY COMMITTEE

Co-Chairpersons: Maureen O'Rorke and Lonnie Lawson

Peter Clainos	Dan Hodapp	Claire Pilcher
Marilyn Clemens	Hilary Lamar	Bruce Raful
Robert Cramer	Bette Landis	Willa Sims
Ina Dearman	Nancy Larson	Janet Wentworth
Robert Dutra	Jennie Lew	Velma Wills
Rebecca Evans	Louis Loewenstein	Midge Wilson
Jeffrey Henne	Willinda McCrea	Jane Winslow

If you would like additional information on Open Space Acquisition and Park Renovation Programs, or if you would like to be placed on the Program's mailing list, please call the Recreation and Park Department at 558-3354, or write to:

Open Space Program
McLaren Lodge
Golden Gate Park
San Francisco, CA 94117

III. SCOPE OF THIS REPORT

The recommendations of this report reflect a commitment of both the Committee and the Recreation and Park Department to evaluate needs of the various neighborhoods through presentations made at the public hearings, as well as general correspondence. In addition, the Department makes every effort to gain community participation in the planning and development phases of all Open Space projects.

The report contains specific recommendations for expenditure of funds on acquisition and development of hilltops, waterfront areas and other open spaces as well as the acquisition and development of new facilities in high-need neighborhoods, and the renovation of several Recreation and Park units owned prior to creation of the Open Space Program.

1987 - 1988 OPEN SPACE BUDGET

IV. FUNDING

The City Controller estimates the money to be available for the Program's thirteenth year at $10,321,251. Income not spent by the end of each year remains in the Fund and is carried forward to the next fiscal year. Interest accrued by the Fund is deposited and credited to the Fund.

The charter amendment specifies that during the first five years of the Program, certain expenditure categories be allocated a particular percentage of the total funds. Between the fifth and tenth year, monies for development are allowed to increase. After ten years, if acquisitions are deemed substantially complete, expenditure on maintenance and renovation are allowed to be increased. Accordingly, as the majority of available acquisitions have been purchased, an emphasis has been put on the development and maintenance of these sites.

The following is the Fund allocation by category for fiscal year 1987 - 1988:

A. High Need		$ 1,475,000
B. Renovation		1,786,500
C. Waterfront, Hilltop, Other		1,975,000
D. After School Program		1,256,230
E. Administration & Maintenance		
Neighborhood Parks	3,310,203	
City Overhead	292,096	
Services to Other Depts.	94,191	
Materials/Supplies	72,877	
Other Contract Services	32,717	
Golden Gate Park	26,437	
	$3,828,521	$3,828,521
TOTAL OPEN SPACE BUDGET		$ 10,321,251

V. HIGH NEED RECOMMENDATIONS ($1,475,000)

This year's funding recommendation includes continued banking for the eventual acquisition of park sites in Chinatown and the Tenderloin, an allocation for the acquisition and development of as yet undesignated parcels in the South of Market, and partial funding for the purchase of the Alioto Park site in the Mission.

VI. WATERFRONT, HILLTOP AND OTHER ($1,975,000)

Funding includes continued banking for the eventual acquisition and development of a recreation center site in the Richmond, a waterfront park in India Basin, additional funding for the Pier 7 Project, and acquisition of a portion of the Golden Gate Heights rock outcropping.

VII. RENOVATION ($1,786,500)

1. Buchanan Street Mall Renovation (Phase II)	$250,000
2. Joseph Lee Recreation Center Renovation	300,000
3. Adam Rogers Park Renovation (Phase I)	150,000
4. Sunset Recreation Center Renovation	100,000
5. Buena Vista Park Masterplan Implementation (Phase I)	100,000
6. Alice Chalmers Fieldhouse Renovation (Supplement)	81,500
7. Equipment Replacement, Various Locations	16,000
8. Community Gardens (Dev. and Improvements Various Sites)	50,000
9. Playground Resurfacing (Various Locations)	75,000
10. McLaren Park Master Plan Devlpmnt. & Implementation	30,000
11. Randall Junior Museum Master Plan & Improvements	165,000
12. Roof Repair at Open Space-funded Facilities	160,000
13. Golden Gate Park Rustic Shelter (Matching Funds)	9,000
14. North Beach Playground Rehabilitation (Banking)	200,000
15. Crocker-Amazon Improvements (Phase I)	100,000

EXPLANATION OF MAINTENANCE & ADMINISTRATION BUDGET

1. In past years the Open Space Program has funded several recreation directors for the Community Services Division. The funding of these positions has been transferred to the general budget.

2. The Program provides funding for a custodian at the Sharon Building which was improved with Open Space monies.

3. In previous years,the program funded positions at a variety of facilities that had been improved with Open Space monies. These included 6 custodians for Glen Park, Hamilton, St. Mary's Center, Boeddeker, Macaulay, Helen Wills and 2450 Harrison St. Gym (2). In addition, it funds 32 gardening positions at parks and squares that have received substantial rehabilitation with Open Space Program funds. These facilities are:

Alamo Square	Douglass	Knudsen-Bloom	Rolph
Alice Chalmers	Folsom	Lafayette	Richmond
Argonne	Fulton	Lincoln Park	Tank Hill
Balboa Park	Glen Park	Little Hollywood	South of Market
Brooks Park	Hamilton	Merced Heights	South Park
Bernal	Huntington	Noe Courts	South Sunset
Buena Vista	J.P. Murphy	Monterey Conserv.	Sunset Heights
Cabrillo	Joseph Conrad	Moscone	Upper Noe
Cayuga	Juri Commons	Ocean View	Washington Sq.
Boeddeker	Kite Hill	Presidio Hgts.	
Dorothy Erskine	King Pool		

It should be noted that the funding of gardeners through the Open Space Program is based on the amount of work performed at a particular facility. In many cases several smaller projects are combined in order to justify one gardening position.

APPENDIX A

ACQUISITION/DEVELOPMENT SUMMARY

1975 - 1986

1. Berkeley Way Lot

Year recommended:	1975-76	Acreage:	1.12
Year acquired:	1977	Block:	7524 (9)
Purchase price:	$ 64,000	Location:	Berkeley Way

Status: This lot was acquired with Billy Goat Hill from the Redevelopment Agency. Current plans are for it to remain unimproved open space.

2. Billy Goat Hill

Year recommended:	1976-77	Acreage:	4.10
Year acquired:	1977	Block:	7537/7538 (60,101)
Purchase price:	$129,000	Location:	Laidley/30th

Status: While this hillside will remain as mostly unimproved open space, funds from the Hilltop Development Fund were recommended to stabilize pathways and install bollards. Project was done in-house with Hilltop Development Crew.

3. Boeddeker Park (Father Alfred)

Year recommended:	1976-77	Acreage:	2.50
Year acquired:	1978-85	Block:	332 (6-9, 17-19)
Purchase price	$1,250,000	Location:	Ellis/Taylor

Status: This park was dedicated on May 1, 1985. Total development cost was $2,000,000. The firm of Royston, Hanamoto, et. al. (Pat Carlisle project architect) performed the design work. The adjacent Eddy Street building was acquired for $200,000 and a $1,000,000 children's clubhouse development will be completed in fall of 1987. (Gordon Chong, Architect)

4. Brewster Street

Year recommended:	1978-79	Acreage:	0.25
Year acquired:	1978	Block:	5556 (4,5,6,57,58)
Purchase price:	$ 30	Location:	Bernal Heights

Status: Currently to remain as unimproved open space.

5. Chinatown Site

Status: Negotiations for a suitable park site have been very difficult due to the high density of development and population in this neighborhood. Money has been banked from each Program year for an ultimate acquisition.

6. Coleridge Street

Year recommended:	1983-84	Acreage:	0.20
Year acquired:	1985	Block:	5615 (9,77)
Purchase price:	$150,000	Location:	Bernal Heights

Status: $165,000 was allocated in the 1984-85 program to develop a park on this site. The contract was awarded and project will be completed in late summer, 1987.

7. Diamond Heights Lots

Year recommended:	1975-76	Acreage:	1.07
Year acquired:	1976	Block:	7523/-33/-36
Purchase price:	$400	Location:	Diamond Heights

Status: Currently these parcels are to remain as unimproved open space. $45,000 was allocated from the 1982-83 WHO fund to provide slope stabilization for the lot at 101 Topaz Way.

8. Dorothy Erskine Park (formerly Martha Hill)

Year recommended:	1975-76	Acreage:	1.30
Year acquired:	1978	Block:	6735/6761
Purchase price:	$205,505	Location:	Martha/Baden

Status: Purchased to remain as unimproved open space, there was a project involving minimal slope stabilization and a rustic stairway performed by the Hilltop Development Crew in-house. A more major road stabilization job was also done by D.P.W.

9. Duncan and Castro

Year recommended:	1977-78	Acreage:	1.00
Year acquired:	1979	Block:	6590 (4-29)
Purchase price:	$126,000	Location:	Diamond Heights

Status: Acquired to remain as undeveloped Open Space, the Department will make minor modifications on the Duncan Street frontage.

10. Edgehill Mountain

Year recommended:	1981-82	Acreage:	1.08
Year acquired:	1985	Block:	2923
Purchase price:	$502,000	Location:	West Portal

Status: Lots 17, 40, 47, 58, 54 and a portion of 58 have been acquired, and will remain as unimproved open space.

11. Golden Gate Heights

Year recommended:	1977-78	Acreage:	0.60
Year acquired:	1981	Block:	1928B (13-21)
Purchase price:	$520,000	Location:	Noriega/15th

Status: Acquired to remain as undeveloped open space.

12. Grandview Park Extension

Year recommended:	1975-76	Acreage:	2.70
Year Acquired:	1977-79	Block:	2034A/2050A (27 Lots)
Purchase Price	$837,500	Location:	Moraga/14th

Status: Acquired to remain as undeveloped open space. The Department is proposing minimal hillside stabilization and installation of rustic stairs using the Hilltop Development Crew.

13. Japan Center Peace Plaza

Year Recommended:	1986-87	Acreage:	
Year Acquired:		Block:	
Purchase Price		Location:	Post & Buchanan

Status: Real Estate Department has made offer to owner which has been rejected. Matter will be placed before Recreation and Park Commission and Board of Supervisors for consideration of eminent domain proceedings.

14. Joseph Conrad Square (Formerly Columbia Square)

Year recommended:	1977-78	Acreage:	0.26
Year acquired:	1978	Block:	24 (1)
Purchase price:	$97,000	Location:	Foot of Columbus

Status: $50,000 was allocated from the 1978-79 WHO Program. Additional funds were raised privately by the surrounding business community. Phase I of the park has been completed.

15. Juri Commons

Year recommended:	1977-78	Acreage:	0.26
Year acquired:	1979	Block:	6532 (8)
Purchase price:	$62,400	Location:	Guerrero/26th

Status: Approximately $100,000 from 1978-79 High need funds were used to develop this former Southern Pacific right-of-way into a pleasant minipark. Additional funding was recommended in 1984-85 to supply automatic irrigation. Construction for this second phase was initiated in April of 1987.

16. Kearny Street

Year Recommended:	1978-79	Street right-of-way
Retained by D.P.W.		between Vallejo & Fresno

Status: $50,000 was allocated from the 1978-79 WHO allocation to develop the upper portion of Kearny near Vallejo. A preliminary design by Roger Boyer has been completed and a contract for working drawings has been approved by the Civil Service Commission. Approval of plans is contingent upon development of maintenance agreement with D.P.W. and resolution of some traffic and parking matters.

17. Kelloch-Velasco

Year recommended:	1976-77	Acreage:	1.75
Year acquired:	1977	Block:	6361 (18-25)
Purchase price:	$225,000	Location:	Visitacion Valley

Status: Approximately $462,000 in 1977-78 and 1978-79 WHO funding was used to complete this heavily used facility.

18. Kite Hill

Year recommended:	1975-76	Acreage:	2.30
Year purchased:	1977	Block:	27011,11,12,23,49,50)
Purchase price:	$386,816	Location:	Yukon/19th

Status: $10,000 was allocated from the 1978-79 WHO program to fund a study for the development of Kite Hill. It was determined that only minimal development would be desirable. $35,000 was allocated under the 1982-83 WHO program to provide rustic stairways, pathways and benches as well as bollards.

18. Knudsen-Bloom

Year recommended:	1975-76	Acreage:	4.60
Year acquired:	1976	Block:	4277 (10, 14)
Purchase price:	$710,000	Location:	Army/Potrero

Status: The construction of this park was completed at a cost of $2.4 million and was dedicated May 3. The facility was designed by Esherick, Homsey Dodge and Davis and C.H.N.M.B. Contractors on the project were Munkdale Bros. Inc.

20. Lakeview-Ashton

Year recommended:	1976-77	Acreage:	0.32
Year acquired:	1977	Block:	7010(19), 7054(37,38)
Purchase price:	$23,600	Location:	O.M.I.

Status: Acquired to remain as undeveloped open space.

21. 2450 Harrison Street (To be dedicated as Mission Center)

Year recommended:	1977-78	Acreage:	0.65
Year acquired:	1978	Block:	3612 (3,4)
Purchase price:	$190,000	Location:	Mission

Status: Both the gymnasium and community center portions of this $3.6 million facility have now been completed and opened. The architectural design was executed by del Campo & Associates. Acquisition of adjacent building for parking and recreational development is pending.

22. Mission Playground Extension

Year recommended:	1975-76	Acreage:	0.23
Year acquired:	1976	Block:	3579 (7,8)
Purchase price:	$130,575	Location:	Valencia/Cunningham

Status: A "Jets Hamburger" outlet was acquired and demolished to provide space for extending Mission Playground out to Valencia Street. Project cost was $98,000 (from 1976-77 High-need) and project was contracted by Munkdale Bros. Inc.

23. Little Hollywood Park

Year recommended:	1976-77	Acreage:	1.00
Year acquired:	1976-79	Block:	4991 (60)
Purchase price:	$100,000	Location:	Lathrop/Tocoloma

Status: A portion of Lot 60 is leased from Sunset Scavenger while an additional 22,000 sq. ft. was acquired and developed using 1980-81-82 WHO funds totaling $282,500. Contractor: Munkdale. $100,000 was allocated in 1984-85 to make additional improvements. Construction is scheduled for June 1987.

24. Macaulay Park

Year recommended:	1975-76	Acreage:	0.20
Year acquired:	1980	Block:	716 (2)
Purchase price:	$310.800	Location:	Larkin/O'Farrell

Status: This parcel was developed using $127,947 from the High-Need accounts of 1976-77, 80-81 and 81-82 Program years. It was dedicated in 1983 in memory of Sgt. John Macaulay, a San Francisco Police Officer killed in the line of duty.

25. Monterey Conservatory

Year recommended:	1979-80	Acreage:	0.19
Year acquired:	1980	Block:	6770 (53, 54, Ptn55)
Purchase price:	$226,000	Location:	250 Monterey

Status: $190,000 was provided by the 1981-82 WHO budget to renovate this historic building. $132,00 was spent by the Bureau of Architecture (Gottlieb Construction, General Contractor) on the building portion. The remainder, along with additional funds from 1983 - 84 WHO, was used to landscape the surrounding area and provide irrigation. The project was completed in January of 1987.

26. Noe & Beaver Streets

Year recommended:	1978-79	Acreage:	0.05
Year acquired:	1983	Block:	3561 (8)
Purchase price:	$165,000	Location:	Duboce Triangle

Status: $70,000 remaining from the acquisition budget was transferred to D.P.W. Park Engineering to begin planning for this minipark. The remainder of needed funds were recommended in the 1984-85 program. This $110,000 project was completed in fall of 1986.

27. Peru Avenue Walkway

Year recommended:	1979-80	Street right-of-way
Retained by D.P.W.		Peru between Valmar/Athens

Status: This hillside was improved with $50,000 from the 1980-81 WHO budget. Project design by Richard Schadt.

28. Seward Park Extension

Year recommended:	1977-78	Acreage:	0.26
Year acquired:	1979	Block:	2714 (30, 31, 32)
Purchase price:	$237,000	Location:	Seward/Corwin

Status: Purchased to remain as undeveloped open space.

29. Saturn Steps

Year recommended:	1983-84	Acreage:	0.10
Year acquired:	pending	Block:	2626 (10A)
Purchase price:	$140,000	Location:	Saturn/Ord

Status: $110,000 was allocated in the 1984-85 WHO budget to develop this parcel. Since acquisition cost was in excess of estimate, $30,000 is recommended in the 1985-86 program to provide the necessary funds. Construction is scheduled for June of 1987.

30. Sixth & Folsom Park

Year recommended:	1975-76	Acreage:	1.91
Year acquired:	1977---	Block:	3731 (10,11,12,111)
Purchase price:	$1,165,000	Location:	South of Market

Status: The property acquisition has been completed. The architectural firms of Omi Lang, and Marquis & Assoc. have been retained to design the park and building components respectively. A conceptual design for the park and building has been completed. Approximately $4.1 million has been allocated from previous Open Space Programs and State Urban grants. Construction should begin in late summer of 1987.

31. Tank Hill

Year recommended:	1976-77	Acreage:	2.80
Year acquired:	1977	Block:	2662
Purchase price:	$650,000	Location:	Clarendon/Twin Peaks

Status: Acquired to remain as undeveloped open space. Minimal funds were used from the Hilltop Development fund to provide some slope stabilization and rustic stairways.

32. Washington & Hyde

Year recommended:	1978-79	Acreage:	0.15
Year acquired:	1983-84	Block	187 (12, 13)
Purchase price:	$713,000	Location:	Chinatown

Status: Development funds have been set aside from several High-Need budgets. A design contract with the firm of Barcelon & Jang has been executed and preliminary design is underway.

33. W.H.O. Development Fund

Status: The 1981-82, and 1982-83 Open Space Program designated $150,000 and $50,000 respectively, from the W.H.O. budget to fund a crew for the purpose of making minimal necessary improvements on lands acquired through the Program and meant to remain in a naturalistic state. The type of improvements intended were those such as erosion control and slope stabilization. Reference is made to projects earmarked for these funds throughout this report.

34. I.M. Scott School Lease

Status: In 1979-80 W.H.O. Program it was recommended that $25,000 be used to fund the resurfacing of the play courts at I.M. Scott School. A 12-year lease has been secured and the work completed.

35. City-Wide Trail System

Status: In 1979-80 $10,000 in planning funds were set aside for the development of a city-wide trail system. These funds were transferred to the Department of City Planning who will address the issue in the up-dated Open Space Element of the City's Master plan.

36. Waterfront - Pier 7

Status: A conceptual design for a 25' wide pier has been prepared. The $3.2 million pier will be funded by $2.2 million of Open Space funds plus $725,000 made available by the Wildlife Conservation Board and the Federal Land and Water Conservation Program, as well as by in-kind demolition costs to be assumed by the Port. Permit approvals are in progress and the State and Federal grants are being processed. The preparation of construction documents have been prepared.

37. Waterfront - India Basin

Two parcels (lots 17 & 18 in Block 4622) have been purchased for $525,000 as the first step in developing a major waterfront facility at that area. Additional funds have been allocated in the current program to continue this effort.

38. Richmond Gym Site

Beginning in 1984 - 1985 funds have been set aside for the eventual acquisition and development of a site in the Richmond District that would be suitable for a gymnasium. Any final action would be taken in accordance with the Open Space Element of the City's Master Plan.

APPENDIX B

OPEN SPACE RENOVATION SUMMARY

1975 - 1987

Since the inception of the Open Space Program, a total of 188 renovation projects have been undertaken. Ninety-eight of these projects have been completed and the remainder are under construction or in the design phase. With the ever increasing fiscal restraints both locally and through reductions in Federal grants, these monies have become critical to this Department's attempt to provide quality recreation and park facilities throughout the City. All projects listed in this summary are completed unless otherwise indicated.

PROJECT	AMOUNT EXPENDED
1986 - 1987 ($2,336,000)	
1. Bernal Playground - supplement to FY 85-86 funding to renovate play area and improve gym	$150,000 in design
2. Camp Mather - rehabilitate swimming pool	224,000
Project deleted to be paid with general funds $224,000 transferred to Kezar Stadium Project below	
3. Coit Tower - install perimeter security lighting	60,000 J.O. Requested*
4. Cow Hollow Playground - rehabilitate play area	163,000 J.O. requested
5. Crocker Amazon - general rehabilitation	100,000 Master Plan Underway
6. G.G. Park Kezar Stadium - supplement demolition funds Including 224,000 from Mather Pool Project	724,000 J.O. requested
7. Harvey Milk Center - completion of rehabilitation	21,000
8. Lake Merced - development of masterplan	45,000 Underway
9. Laurel Hill Playground - rehabilitate play area	183,000 J.O. requested

*J.O. is an abbreviation for Job Order which is the documentation which must be prepared to initiate the transfer of funds and scheduling of a project.

10. North Beach Playground - initial allocation to implement plan for rehabilitation	204,000 Planning Underway
11. Oceanview Playground - general rehabilitation	348,000
unset Recreation Center - install gym partition and perform roofing repairs	100,000 Planning Underway
13. Corona Heights - erosion control	78,000 Planning Underway
14. Upper Noe Playground - fund mural	10,000 under design
15. Roof Repair Fund - various facilities	150,000 in progress

1986 - 87 HIGH-NEED RENOVATION ($880,000)

1. Hilltop Park - to include rehabilitation of the sundial and portions of play area	$ 220,000 under design
2. Buchanan Mall - Phase II redesign of mall	250,000 under design
3. Portsmouth Square -general rehabilitation	200,000 Master plan underway
4. Bayview Playground - repair of pool liner and rehabilitation of play area	210,000 under design

1985 - 1986 ($2,193,893)

1. North Beach Playground - development of new center, planning only	$ 8,000
2. Bernal Center - gym rehabilitation	105,000 under design
3. Buena Vista Park - additional tree work ($85,000) Masterplan ($25,000)	110,000 adopted & ongoing
4. Golden Gate Park Lawn Bowling - Irrigation	68,600 under design
5. Grandview Park - erosion control, landscaping on east side (supplemented with 1986-87 funding)	139,500 under design

6. Cow Hollow - clubhouse rehabilitation	105,000 under design
7. Alta Plaza - Play area rehabilitation	221,500 under design
8. Junipero Serra - clubhouse expansion ($105,000) court resurfacing ($ 40,000)	145,000 on hold
9. Pioneer Log Cabin (G.G. Park) - rehabilitation	115,700 under design
10. Visitacion Valley - clubhouse rehab ($141,700) Phase I. Play area rehab ($166,000) Phase II	207,700 Under design
11. Sunset Recreation Center - toilet rehab and other improvements	100,000 Under design
12. Handicapped play area development	250,000 $100,000 to be used at Children's Playground to match State grant
13. North Beach - additional funds for tot lot rehab	39,000 Under Construction
4. Roof repair fund	150,000
16. Tennis court resurfacing Oceanview (3) Portola (2) and Margaret Hayward completed	120,000
17. Tennis Court Lighting	25,000
18. Contingency	179,893

1984-85

VII. RENOVATION ($1,937,500)

1.	Balboa Park (San Jose & Havelock Sts) - security lighting.	$ 25,000
2.	Buena Vista Park - for the funding of a tree topping crew for 2-3 months.	85,000
3.	Crocker Amazon (Geneva Ave. & Moscow St.) - master plan, picnic area, handball court, sitting area, development; drainage and landscaping work, and installation of a parcourse.	145,000 Under Design
4.	Duncan & Castro Park - sidewalk and barriers for Duncan Street side.	5,000 In-house
5.	Glen Park (Chenery & Elk Sts.) - play area repairs, fencing, erosion control, curbs, concrete stairs, curbwall grading, drainage play equipment, seating, lighting for Bosworth Street entrance.	139,000 Under design
6.	Grattan Playground (Stanyan & Grattan Sts.) - rehabilitate lower playground, benches and pathways to field, install tennis court windbreak (Phase II).	129,000 Contract Awarded
7.	North Beach P/G (Colombus Ave. at Lombard) develop tot lot in current unused library patio.	53,000 Under Construction
8.	Palace of Fine Arts (Lyon St.) - resurface pathways, improve drainage system.	50,000 In-house
9.	Panhandle Playground (Fell St. @ Ashbury) - play area rehabilitation including rerouting of bike path, apparatus repair and landscaping.	35,000
10.	Silver Terrace (Thornton Ave. & Bayshore) - clubhouse rehabilitation (Phase II).	125,000 Under design
11.	Upper Noe (Day & Sanchez Sts.) - necessary to complete funding for curbing rehabilitation project.	14,000 Completed

12.	West of Twin Peaks (various locations) - five year plan to light 20 courts at 7 locations yet to be determined.	50,000 Under design
13.	St. Mary's Playground (Murray & Justin) - erosion control and entrance modification.	150,000 Under design
14.	Sunset Recreation Center (28th & Lawton) - install new floor in gymnasium.	130,000 Under design
15.	Alice Chalmers (Brunswick & Whittier) - rehab. and expand clubhouse (Phase II).	115,000 Under design
16.	Marina Green - repair parcourse.	25,000 In-house
17.	Miraloma Playground (Omar & Sequoia Ways) Phase II clubhouse rehabilitation.	140,000 Under Construction
18.	Mission Dolores Park - (18th & Dolores) renovation of clubhouse.	50,000 Under Design
19.	Stern Grove Clubhouse - remodel kitchen and a general rehab. of interior (Phase I).	200,000 Completed
20.	Roof Repair Fund.	150,000

<u>High-Need 1984 - 85</u> ($680,000)

1. Alioto Minipark (20th & Capp) - minimal rehabilitation of existing apparatus and landscaping.	$ 5,000 In-house
2. Buchanan Street Mall (Western Addition) design funds for ultimate rehabilitation program.	25,000 Under design
3. Garfield Playground and Recreation Center (25th & Harrison) general rehabilitation.	425,000 Under design
4. Palou-Phelps Minipark (Hunters Point) play area rehabilitation.	150,000 Under Construction
5. Twenty-fourth Street Minipark (Mission) general rehabilitation.	75,000 Under Construction

1983 - 1984 ($1,739,500)

1.	Alice Chalmers (670 Brunswick) rehabilitate clubhouse.	$ 81,500 Project on hold pending supplemental funding
2.	Brooks Park (373 Ramsell) install water hookup and improve landscaping.	25,000
3.	Cabrillo Playground (38th/Cabrillo) rehabilitate fieldhouse. Under redesign	54,000
4.	Crocker-Amazon (Geneva/Moscow) construct bocci ball shelter, modify drainage near courts.	52,000
5.	Douglass Playground (26th/Douglass) expand fieldhouse. Under Construction	185,000
6.	Excelsior Playground (Russia/Madrid) expand fieldhouse, fence children's play area	118,000 Under design
7.	Harvey Milk Center (50 Scott) general repair and improvements to interior and exterior of building.	110,000
8.	Golden Gate Heights (12th/Rockridge) tennis court rehabilitation.	25,000
9.	Grattan Playground (Stanyan/Alma) play area rehabilitation. construct. 7/87	144,000
10.	Miraloma Playground (Omar/Sequoia) play area rehabilitation, correct drainage.	135,000
11.	Mission Dolores Park (18th/Dolores) general rehabilitation of courts and picnic areas.	45,000
12.	Peixotto Playground (15th Roosevelt) play area rehabilitation.	139,000
13.	Potrero Hill (22nd/Arkansas) installation of fencing, lighting & security system. consideration.	40,000 revised program under

14.	Golden Gate Park (46th & Lincoln) play area rehabilitation.	135,000
15.	Silver Terrace (Silver/Bayshore) play area rehabilitation (Phase I).	120,000
16.	Twin Peaks (Christmas Tree Point) for planning improvements.	10,000
17.	Roof repair fund.	136,000
18.	Contingency fund	185,000

1982 - 1983 ($1,607,974)

1.	Argonne Playground (18th/Geary) field house rehabilitation.	$ 76,000
2.	Balboa Park (Ocean/San Jose) resurface four tennis courts.	44,800
3.	Cayuga Playground (Cayuga/Naglee) clubhouse rehabilitation ($53,000), court resurfacing ($29,000).	82,000
4.	Douglass Playground (26th/Douglass) court resurfacing ($23,500), paving (4,500)	28,000
5.	Excelsior Playground (Russia/Madrid) court resurfacing ($23,000), benches ($5,000).	28,000
6.	Moscone Field (Chestnut/Buchanan) clubhouse rehabilitation including handicap access.	159,300

7.	Larsen Playground (19th/Wawona) playground rehabilitation ($120,000), courts ($20,000)	140,000
8.	Midtown Terrace (Clarendon/Olympia) play area rehabilitation ($100,000) resurface courts ($44,800) bldg. rehab. ($35,400)	180,200 under design
9.	Mountain Lake Park (12th/Lake) supplements 1980-81 funding.	38,000 see 80-81
10.	North Beach Playground (Lombard/Mason) install fencing along Greenwich.	5,000 in-house project
11.	Parkside Square (26th Vicente) playground rehabilitation.	120,000
12.	Pioneer Park (Telegraph Hill) supplements 1981-82 funding.	2,500 see 81-82.
13.	Portsmouth Square (Kearny/Washington) general rehabilitation.	120,000 master plan underway
14.	Rolph Playground (Army/Potrero) resurface courts ($40,000) develop truck access ($15,000).	55,000
15.	Rossi Playground (Arguello/Anza) court resurfacing.	$ 40,000
16.	Sunnyside Playground (Melrose/Edna) resurface courts ($23,000), improve drainage ($1,000) lighting rehabilitation ($76,000).	109,000
17.	Sunset Playground (28th/Lawton) supplements 80-81 project.	80,000 see 80-81
18.	Glass backboards installed at recreation centers citywide.	15,000
19.	Resodding of athletic fields citywide.	20,000
20.	Roof repair of facilities citywide.	155,147
21.	Contingency fund	110,000

1981 - 82 ($1,006,406)

1.	Bernal Heights Gym (Moultrie & Jarboe) Security work, bulkhead repairs.	$ 33,500
2.	Cayuga P/G (Cayuga & Naglee) Renovation of play area.	$ 80,000
3.	Christopher P/G (Diamond Heights near Duncan) lighting rehabilitation and modification.	$ 30,000
4.	Coit Tower (Telegraph Hill) Pathway stabiliza-tion - To be combined with larger project.	$ 10,000
5.	Folsom P/G (21st & Folsom) Resurfacing, play area rehab.	$ 50,000
6.	Glen Park Center (Chenery & Elk) New security system.	$ 4,900
7.	McCoppin Square (24th Ave. & Taraval) Play area renovation.	$ 86,000
8.	North Beach P/G (Lombard & Mason) Resurface play area.	$ 96,600
9.	Potrero Hill Center (22nd & Arkansas) Roof repairs.	$ 5,200
10.	Presidio Heights P/G (Clay near Washington) rehabili-itation of play area, resurface courts.	$ 65,000
11.	Richmond District P/G (to be renovated under one contract: Argonne, Cabrillo & Fulton).	$160,000
12.	States Street (Corona Heights) Resurface courts.	$ 39,300
13.	Sunset P/G (28th & Lawton) Renovate play area (combined with 82-83 program).	$ 75,000
14.	Washington Sq. (North Beach) Install fencing, rehabilitation of children's play apparatus.	$ 20,000
15.	Resodding of infields (Citywide).	$ 10,000
16.	Playground Patrol and Play Apparatus Renovation crew Citywide program supplying 2 ironworkers, materials, supplies and truck for playground repairs.	$113,000
17.	Contingency fund	$127,906

1980 - 81

1.	Bernal P/G (Moultrie & Jarboe Streets) Resurfacing of play courts and repair of retaining wall.	$134,000
2.	Cayuga Clubhouse (Cayuga & Naglee Streets) Improvement of ventilation and installation of insulation.	$ 16,000
3.	Coit Tower (Telegraph Hill) Replacement of leaking roof.	$ 27,000
4.	Chinese P/G (Sacramento & Waverly Streets) Replacement of sand in Children's play area $2,036 expended on sand, balance to be used for future improvements at Chinese Playground.	$ 8,000
5.	Excelsior P/G (Russia & Madrid Streets) Combined with previous funding.	$ 55,900 See 77-78
6.	Head/Chester Street Miniparks. Renovation and and expansion of facilities.	$ 40,000
7.	Huntington Park (California & Taylor Streets) Renovation of entire park and repair of fountain.	$100,000
8.	Jackson P/G (17th & California Streets) Replacement of ballfield sod in conjunction with C.D. funded renovation. Playfields at Rolph, Excelsior, Oceanview, Moscone and portions of Crocker Amazon also accomplished with these funds.	$ 10,000
9.	J.P. Murphy (1960 Ninth Ave.) Additional funding for 1979-80 project.	$ 10,000
10.	Junipero Serra P/G (300 Stonecrest) Renovation of Children's play area.	$100,000
11.	Mountain Lake Park (12th Ave & Lake St) Renovation and expansion of play area.	$125,000
12.	North Beach (Lombard & Mason) Renovation and expan sion of play area.	$ 40,000

1980 - 81 cont.

13.	Oceanview (Capital & Montana) Installation of parcourse, benches and play tables.	$ 25,000
14.	Richmond P/G (18th Ave near Lake) General renovation of entire facility, resurfacing & lighting.	$195,000
15.	Upper Noe P/G (Day & Sanchez) Added to 78-79 project.	$ 25,000 See 75-6, 78-9
16.	Contingency fund	$ 63,409

1979 - 80 ($876,800)

* Indicated reinstated projects funded by unallocated interest.

1.	*Brooks Property (373 Ramsell Street) Improvements to landscaping, play apparatus, (Supplemental with accrued interest under 80-81).	$ 50,000
2.	*Alice Chalmers P/G (670 Brunswick Street) Replace existing Children's play area. Supplemental with $30,000 accrued interest under 80-81).	$ 75,000
3.	Lakeview - Ashton Hilltop. Provision of viewing areas and benches.	Project deleted.
4.	*Lafayette Square (Washington & Laguna Sts) Renovation of Children's play area and resurfacing of courts and pathways.	$110,000

5.	Merced Heights P/G (Bixby & Shields Sts) Renovation of Children's play area, resurfacing of tennis and basketball courts, rehabilitate fencing (combined with C.D. funding).	$105,000
6.	*J.P. Murphy P/G (1960 Ninth Ave) Renovation of Children's play apparatus, resurfacing of ball court and 3 tennis courts (combined with C.D. and 1980-81 funding).	$110,000
7.	*Oceanview P/G (Capitol & Montana Sts) Installation of protective lighting.	$ 30,000
8.	*Randolph - Bright Minipark. Renovation of Children's play apparatus, improve landscaping.	$ 20,000
9.	*South Sunset P/G (40th Ave near Vicente St) Renovation of play apparatus and fence replacement. (Combined with Irrigation Bond Project.	$115,000
10.	*Washington Square (Filbert & Stockton Streets) Provision of additional play apparatus in northwest corner.	$ 20,000
11.	*Moscone P/G (Chestnut & Buchanan Streets) Combined with previous funding.	$ 30,000 See 75-76
12.	Noe Valley Courts (24th & Douglass Streets) Combined with previous funding.	$ 96,800 See 75-76
13.	Windmill Restoration (Golden Gate Park)	$ 40,000
14.	Contingency fund	$ 75,000

1978 - 79 ($925,682)

1.	Balboa Park (Ocean & San Jose Avenues) Rehabilitation of Children's play area.	$ 86,500
2.	Buena Vista - Phase II Continuation of erosion control, installation of pathways and rustic stairways.	$ 94,000
3.	Douglass P/G - Phase II Rehabilitation of hillside area, renovation of play area, drainage correction, combined with Irrigation Bond Project.	$100,000
4.	Glen Park - Phase II Outdoor lighting installation.	$ 46,600
5.	Helen Wills - Rehabilitation of play area and floodlight installation.	$ 73,300 See 75-76
6.	Lincoln Park (34th Avenue & Clement Street) Rehabilitation of Children's play area.	$ 99,600
7.	St. Mary's Center (Murray Street & Justin Drive) Rehabilitation of recreation building. State monies combined with O/S funds.	$125,000
8.	Sunset Heights Park (12th Avenue & Rockdale) Rehabilitation of Children's play area.	$ 80,900
9.	South Park (64 South Park Avenue) Renovation of play area and installation of park furniture.	$ 50,000
10.	Upper Noe Valley P/G - Phase II Install lighting and play court resurfacing.	$ 94,782 See 75-7
11.	Contingency fund	$ 75,000

1977 - 78 ($720,900)

1.	Alamo Square (Hayes/Steiner) Renovate play area, resurface courts.	$ 70,000
2.	Buena Vista Park - Phase I Erosion control and court resurfacing.	$ 93,300
3.	Douglass Playground (26th/Douglass) Planning.	$ 10,000
4.	Eureka Valley Playground (18th/Collingwood) Play area rehabilitation, irrigation of ball field.	$ 62,500
5.	Excelsior Playground (Russia/Madrid) Play area rehabilitation.	$ 43,800
6.	Helen Wills (Larkin/Broadway) Combined with funds from 1975-76 program.	$ 70,000 See 75-76
7.	Holly Park (Holly Circle) Phase II rehabilitation of ballfields and courts.	$ 86,700
8.	Julius Kahn (Jackson/Spruce) Play area rehabilitation.	$ 55,800
9.	Portola Playground (Felton/Holyoke) rehabilitation of play area, ballfield benches and backstops.	$ 61,000
10.	Potrero Hill Center (22nd/Arkansas) Building rehabilitation.	$ 51,100
11.	Rossi Playground (Arguello/Anza) Play area rehabilitation.	$ 86,700
12.	Contingency fund	$ 30,000

1976 - 77 ($626,400)

1.	Aptos Playground (Aptos & Ocean Avenues) Renovation of play courts.	$ 12,000
2.	Hamilton Recreation Center (Geary & Steiner Streets) Renovation of Recreation Center.	$135,000
3.	Hayward P/G (Laguna & Golden Gate Avenue) Rehabilitation of Children's play apparatus and miscellaneous improvements.	$ 83,200
4.	Herz P/G (John McLaren Park) (University & Hahn Streets) Rehabilitation of building, and tennis court resurfacing.	$ 57,400
5.	Holly Park (Holly Circle) Installation of automatic irrigation, resurfacing of play courts (combined with funds from 77-78 program).	$ 32,500
6.	Rochambeau P/G (24th Avenue near Lake Street) Renovation of clubhouse, resurfacing of play courts and improvements to play apparatus.	$ 87,800
7.	Stern Grove (19th and Sloat Blvd.) Renovation of Children's play area.	$ 65,600
8.	West Sunset P/G (39th Avenue near Ortega Street) Renovation of Children's play area.	$ 84,600
9.	Various tennis court resurfacing (Alamo Square, Buena Vista & Herz) Combined with funds from 77-78 program.	$ 18,300
10.	Contingency fund	$ 50,000

1975 - 76 ($765,300)

	Project	Amount Expended
1.	Campbell-Rutland Minipark - Installation of benches and other improvements.	$ 9,000
2.	Glen Park (Chenery/Elk) renovation of recreation center, installation of outdoor lighting (combined with 1978-79 program funds).	$239,000
3.	Hayes Valley Playground (Hayes/Buchanan) painting of clubhouse, rehabilitation of courts and play area.	$ 67,000
4.	Helen Wills (Broadway/Larkin) Renovation of building, rehabilitation of play area and installation of night lighting (combined with 1977-78, 1978,79 funds).	$100,000
5.	Moscone Playground (Chestnut/Buchanan) Renovation of children's play area (combined with 1979-80 funds).	$110,000
6.	Noe Valley Courts (24th/Douglass) Renovation of entire playground, play area and resurfacing of play courts (combined with 1979-80 funds).	$119,800
7.	Upper Noe Valley (Day/Sanchez) Rehabilitation of children's play area (combined with 1978-79, 1980-81 funds).	$ 45,800
8.	Portsmouth Square (Kearny/Washington) Provide for sheltered game tables and benches.	$ 14,900
9.	Visitacion Valley Playground (Cora/Leland) extend height of fence.	$ 9,800
10.	Contingency fund	$ 50,000

APPENDIX C

SUPPLEMENTAL APPROPRIATIONS

The Committee has granted supplemental requests on several occasions. These supplemental appropriations were approved by the Recreation and Park Commission, the Mayor and the Board of Supervisors.

1981 - 82

1.	Development:	Peru Ave. Walkway	H.O.	$ 20,000
		Little Hollywood	H.O.	42,500
		Boeddeker Park	Hi-Need	20,000
		Potrero del Sol	Hi-Need	60,000
	Renovation:	Joseph Lee P/G	Hi-Need	14,000
		Youngblood-Coleman	Hi-Need	16,500
				$173,500
2.	Renovation:	Sharon Building matching funds		$425,000

1982 - 83

	Renovation:	Hunters Point Gym	Hi-Need	$311,000

1983 - 84

1.	Development:	Twin Peaks	W.H.O.	$200,000
2.	Renovation/ Hi-Need	Portola P/G		200,000
		G.G. Park Carrousel		50,000
		McLaren Grant match		150,000
		Windmill repairs		75,000
		Carrousel Band Organ		70,000
		Hunters Point Center		150,000
		Property Rental		86,000
		South of Market Study		5,000
				$786,386

SUPPLEMENTAL FUNDING

In addition to the Open Space Program funds which are the subject of this report, the Recreation and Park Department receives additional monies from a variety of state and federal sources. Even though recent budget cuts have reduced the amount of these funds, particularly in federal grants, this money continues to be an important resource in the renovation and development of recreation and park facilities. Major funding sources include:

1. State Roberti-Z'Berg Urban Grant Program
2. State Park Bond Acts (1984 Act to be on June ballot)
3. Federal Land and Water Conservation Fund
4. Federal Urban Park and Recreation Recovery Program
5. State Urban Fishing Program
6. Environmental License Plate Fund

The Department feels that the importance of these grant programs can not be over stated. It is hoped that such funding will continue and, indeed, increase.

APPENDIX D

Detail of Maintenance & Administration

Department: RECREATION & PARK
Program: COMMUNITY SERVICES

FY87-88 LINE ITEM EXPLANATION

Object Object Title and Explanation of Change

02221 OPEN SPACE FUND

	1986-87		1987-88	
1986-88	Original	Low Req	High Req	Mayor's
001 PERM. SALARIES-MISC.				0
846776				846776
846776				

The budget request represents $846,776 for a total of 66 positions. These positions are necessary in order to implement Proposition D's mandate of providing 10% of Open Space funds to the After School Playground and Gym Program. The Program will operate year round and provide games, sports, outings, and summer bus trips. There will be forty seven 3284 Recreation Directors to staff, Monday through Saturday, 30 school yards with approximately 25 youths per day and 17 school gyms with 85 youth at each site. There will be seventeen 3202 Locker Room Attendants to staff the school gyms under this program. Two 3287 Assistant Recreation Supervisors will be responsible for the overall supervision and administration of the 17 school gyms and 30 schoolyards.. The request also includes $3230 to cover the additional costs associated with Leap Year. Staffing detail is as follows:

REF #	CLASS	DESCRIPTION	COUNT	AMOUNT
NEW	3202N	Locker Room Attendant	17	$ 105,601
NEW	3284N	Recreation Director	47	675,145
NEW	3287N	Assist Rec Sup	2	62,000
		Extra Day in Leap Yr.		3,230
	Total		66	$ 846,776

Mayor's Comments:
Approved as requested.

020 TEMPORARY SALARIES	0	134,654	134,654	134,654

These funds are used to provide vacation and sick pay relief and to cover special events

Mayor's Comments:
Approved as requested.

Department: RECREATION & PARK
Program: GOLDEN GATE PARK

Object Object Title and Explanation of Change

02221 OPEN SPACE FUND

	1986-87 Original	1987-88 Low Req	1987-88 High Req	Mayor's
003 PERM. SALARIES-CRAFT	20565	20565	20645	20645

For FY87-88, the Craft Salaries request is for one Custodian position at $20,565. This represents the same level of request as that in FY86-87 with an additional $80 for the extra day in Leap Year.

Mayor's Comments:
Approved as requested.

Object Object Title and Explanation of Change

02221 OPEN SPACE FUND

	1986-87 Original	1987-88 Low Req	1987-88 High Req	Mayor's
001 PERM. SALARIES-MISC.	2267225	2182032	2346452	2346452

For FY87-88, the Miscellaneous Salaries request is for 79 positions and $2,346,452. This represents an increase of $79,227 and a net position count increase of 2 positions over 1986-87. One of the two requested Gardeners would be utilized to maintain the new facility at 6th and Folsom Streets in the high need So. of Market area. It is anticipated that due to the lack of recreational facilities in this neighborhood, that 6th and Folsom will receive extremely heavy use. Furthermore, this site is a multi million dollar project requiring adequate maintenance and protect this investment. The other gardener will be utilized to increase maintenance activities from the current minimal level maintenance to 90% acceptable at Alamo Square Park, which presently has only one gardener for an area of 12.6 acres. The positions are budgeted for a period of six months only as the facilities are not expected to be open until January, 1988. The detail of the changes is shown below.

CLASS	DESCRIPTION	COUNT	AMOUNT
3417N	Gardeners	2	$62,484
3417I	(6 months of interim)		(31,242)
	Annualization		38,985
	Extra Day in Leap Year		9,000
	Total	2	$79,227

Mayor's Comments:
Approve as requested.

003 PERM SALARIES-CRAFT	138438	73414	171462	171462

For FY 1987-88, the Craft Salaries request is for 10 positions at $171,462. This represents an increase of $33,028 and a net position count increase of 2 over FY86-87. The dollar increase is accounted for as follows: $12,807 for the annualization of new positions approved in the current budget, $654 for the additional day in Leap Year, and $19,567 for two new Custodians to provide weekend and evening coverage at the new 6th and Folsom facility at South of Market area starting January 1988. The changes are detailed below:

Object Object Title and Explanation of Change

02221 OPEN SPACE FUND

	1986-87 Original	1987-88 Low Req	1987-88 High Req	Mayor's
020 TEMPORARY SALARIES	41745	41745	41745	41745

CLASS	DESCRIPTION	COUNT	AMOUNT
2708N	Custodian	2	$41,134
2708I	(2 mo. interim salary savings)		-20,567
	Annualization		12,807
	Extra Day in Leap Year		654
	Total	2	$33,028

Mayor's Comments:
Approve as requested.

To provide vacation and sick relief. Represents no change in funds requested in FY86-87.

Mayor's Comments:
Approve as requested.

109 OTHER CONTRACT SERV.	23450	23450	29823	29823

The request represents an increase of $6,373 over the current scavenger funds. This is primarily due to an increase of $5,200 to provide scavenger service for the new 6th and Folsom facility. The remaining $1,173 is due to inflationary adjustment.

Mayor's Comments:
Approve as requested.

Department: RECREATION & PARK
Program: NEIGHBORHOOD PARK

Object Object Title and Explanation of Change

02221 OPEN SPACE FUND

	1986-87 Original	1987-88 Low Req	1987-88 High Req	Mayor's
130 MATERIALS & SUPPLIES	68000	68000	71400	71400

No change to the FY 86-87 request except for an inflationary adjustment of $3,400.

Mayor's Comments:
Approve as requested.

220 EQUIPMENT PURCHASE	52000	0	0	0

No equipment request is being made for FY87-88.

Object Object Title and Explanation of Charge

02221 OPEN SPACE FUND

	1985-86 Original	1986-87 Low Req	1987-86 High Req	Mayor's
092 CITY-WIDE OVERHEAD	211208	211208	292096	292096

Funds requested for City-Wide Overhead are based on the Controller's estimated increase of $80,888.

Mayor's Comments:
Approve as requested.

109 OTHER CONTRACT. SVCS	315	315	331	331

Funds for Other Contract Services are requested at the same level as in FY86-87 with an inflationary adjustment of $16.

Mayor's Comments:
Approve as requested.

120 OTHER SERVICES	2441	2441	2563	2563

The request at the same level as in FY86-87 with an inflationary adjustment of $122.

Mayor's Comments:
Approve as requested.

130 MATERIALS & SUPPLIES	1407	1407	1477	1477

The request is at the same level as in FY86-87 with an inflationary adjustment of $70.

Mayor's Comments:
Approve as requested.

Object	Object Title and Explanation of Charge	1985-86 Original	1986-87 Low Req	1987-86 High Req	Mayor's
02221	OPEN SPACE FUND				
140	FIXED CHARGES	265	265	265	265

Fixed Charges are at the same level as in FY86-87.

Mayor's Comments:
Approve as requested.

303 REAL ESTATE	33870	33870	33870	33870

Funds for Real Estate are requested at the same level as in FY86-87.

Mayor's Comments:
Approve as requested.

389 MISCELLANEOUS DEPTS	22500	22500	22500	22500

The budget request is the same as that made in FY86-87.

Mayor's Comments:
Approve as requested.

420 CITY ATTORNEY	37556	37556	37556	37556

The budget request is based on the City Attorney's estimate. The funds are at the same level as FY86-87.

Mayor's Comments:
Approve as requested.

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RECREATION AND PARK DEPARTMENT

GENERAL MANAGER'S REPORT

OPEN SPACE ACQUISITION AND PARK RENOVATION FUND

FISCAL YEAR 1988 - 1989

Adopted April 28, 1988

by the

CITY PLANNING AND RECREATION

AND PARK COMMISSIONS

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April 28, 1988

The Honorable Members
of the City Planning and
Recreation and Park Commissions
City and County of San Francisco

Dear Commissioners:

Herein transmitted is the Fourteenth Annual Open Space Acquisition and Park Renovation Report. This report contains the recommendations of the General Manager of the Recreation and Park Department for the expenditure of approximately $12 million in funds budgeted for the 1988-89 Open Space Program.

The program budget is divided into four broad categories: 1) the acquisition and development of new properties comprise $3 million; 2) the renovation of existing facilities will receive $2.9 million; 3) approximately $1.5 million is earmarked for the After School Program; and 4) $4 million is set aside for the maintenance of facilities acquired or improved with program funds. Only 3% of the Open Space budget is allocated to the administration of the program.

The 23 member Open Space Committee is appointed by the Board of Supervisors to assist the staff of the Department in reviewing and prioritizing the requests presented at the annual public hearings. As is often the case, the Advisory Committee was faced with requests which greatly exceeded available funding. With particular dedication this year, the Committee made extensive facility tours and worked long hours to develop a fair and equitable program budget. I am pleased to report that I concur with the advice of the Committee in every respect.

Additional funding is banked for future parks in Chinatown, the Tenderloin, the Richmond and South of Market neighborhoods. Money is allocated to purchase and develop additional lands in the India Basin area and to complete the acquisition of the Alioto Mini Park in the Mission. In addition, 16 of the Department's existing facilities are herein proposed for renovation funding.

As the Open Space Program approaches its 15 year sunset clause, the tremendous amount of work left to be done becomes more apparant. The revised City Master Plan points out a variety of future Open Space needs through the neighborhoods. For this reason it becomes increasingly important that the Open Space Program extension that will appear before the voters be approved.

I would like to take this opportunity to thank the members of the Citizens Open Space Advisory Committee for their hard work, patience, understanding and commitment during this very difficult year. Their efforts are very much appreciated by the Recreation and Park Department. In addition, I would like to thank members of the Recreation and Park Department staff who worked closely with the Committee in reviewing this year's requests. In particular, I would commend the work of Phil Arnold, Deborah Learner and Tim Lillyquist.

Very truly yours,

Mary E. Burns

MARY E. BURNS
General Manager

I. INTRODUCTION

Pursuant to the vote of the electorate in November of 1974, Section 6.413 of the Charter of the City and County of San Francisco established a program to acquire open space, to develop new park and recreation facilities, and to renovate existing properties under the jurisdiction of the Recreation and Park Department. The program is financed by the Open Space Acquisition and Park Renovation Fund which is supported by an annual ad valorem tax levy of ten cents per $100 of assessed property valuation for a period of fifteen years. Recommendations contained in the 1988 - 1989 report constitute the 13th year of the 15 year program. The Charter requires that the General Manager of the Recreation and Park Department present at a joint annual meeting of the Recreation and Park and City Planning Commissions a report "...on the implementation of the Recreation and Open Space Program, on expenditures made from the Open Space Acquisition and Park Renovation Fund,...on properties developed in the preceding year for recreation uses, (and on) general recommendations of further lands for acquisition, improvement or development."

The Charter states that purchase of property must be consistent with the Recreation and Open Space element of the Plan and the Recreation and Open Space Program Document. Hilltops, hillsides and other open spaces are specifically identified on maps in these documents. Acquisition of such sites must comply with this document. Sites not shown in these documents cannot be acquired under the Program unless the Plan Element and Programs Document are amended to include them.

II. ROLE OF THE CITIZENS ADVISORY COMMITTEE

Following passage of the Charter Amendment establishing the Open Space Acquisition and Park Renovation Fund, a Citizens Advisory Committee consisting of twenty-three members was appointed by the San Francisco Board of Supervisors. The Committee's role is to assist and advise the Recreation and Park Department in the development of a priority plan on expenditure for the annual program. Since its first meeting on June 2, 1975, the Committee has actively reviewed neighborhood needs and toured all potential project sites. The Committee held two public hearings in October of 1986 to obtain community input for its recommendations. Notices of these evening hearings were mailed to over 1,100 community groups, recreation centers and interested citizens.

Information received at these hearings was supplemented with background data from the Recreation and Park, City Planning and Real Estate Departments.

III. SCOPE OF THIS REPORT

The recommendations of this report reflect a commitment of both the Committee and the Recreation and Park Department to evaluate needs of the various neighborhoods through presentations made at the public hearings, as well as general correspondence. In addition, the Department makes every effort to gain community participation in the planning and development phases of all Open Space projects.

The report contains specific recommendations for expenditure of funds on acquisition and development of new parks and open spaces as well as the renovation of existing department facilities.

1987 - 1988 CITIZENS OPEN SPACE ADVISORY COMMITTEE

Co-Chairpersons: Maureen O'Rorke and Jeffery Henne

*Peter Clainos	Florinda Kuan	Terry Ow-Wing
*Marilyn Clemens	Hilary Lamar	*Bruce Raful
Robert Cramer	Nancy Larson	Juanita Raven
Ina Dearman	Lonnie Lawson	Willa Sims
Robert Dutra	Louis Loewenstein	*Henry Smith
Rebecca Evans	Harvey Louie	*Janet Wentworth
Dan Hodapp	M.T. (Mike) Magdaluyo	Lynne Williams
Patricia Kennedy	Beverly Mills	Midge Wilson

*Resigned

If you would like additional information on Open Space Acquisition and Park Renovation Programs, or if you would like to be placed on the Program's mailing list, please call the Recreation and Park Department at 558-3354, or write to:

Open Space Program
McLaren Lodge
Golden Gate Park
San Francisco, CA 94117

1988 - 1989 OPEN SPACE BUDGET

IV. FUNDING

The City Controller estimates the money to be available for the Program's current fiscal year at $12,195,069. Income not spent by the end of each year remains in the Fund and is carried forward to the next fiscal year. Interest accrued by the Fund is deposited and credited to the Fund.

The charter amendment specifies that during the first five years of the Program, certain expenditure categories be allocated a particular percentage of the total funds. Between the fifth and tenth year, monies for development are allowed to increase. After ten years, if acquisitions are deemed substantially complete, expenditure on maintenance and renovation are allowed to be increased. Accordingly, as the majority of available acquisitions have been purchased, an emphasis has been put on the development and maintenance of these sites.

The following is the Fund allocation by category for fiscal year 1988 - 1989:

A. Renovation	$ 2,955,000
B. Acquisition and Development	3,000,000
C. After School Program	1,501,708
D. Administration	402,121
E. Maintenance	4,086,240
TOTAL OPEN SPACE BUDGET	$ 12,195,069

V. RENOVATION PROJECTS

Project	Cost
Alta Plaza/Upper Noe - New irrigation systems.	$ 300,000
Precita Park - Request for play apparatus rehab. and installation of new trees.	200,000
Hayes Valley Playground rehabilitation	150,000
Adam Rogers Park (Phase II)	100,000
Buchanan Mall - Renovation	250,000
North Beach Playground - Rehabilitation	500,000
Wawona Clubhouse	400,000
Court Resurfacing	75,000
Roof Repair	160,000
Reforestation crew for renovation of open space	160,000
Glen Canyon land management plan	60,000
Garfield Fieldhouse - rehabilitation	200,000
Junipero Serra Playground - Clubhouse expansion.	100,000
Community Gardens	50,000
Civic Center Plaza	150,000
Tennis Court Lighting (Dolores Park)	100,000
RENOVATION TOTAL:	$2,955,000

VI. ACQUISITION AND DEVELOPMENT PROJECTS

Project	Cost
Alioto Mini Park - Acquisition and development	$ 300,000
Multi-purpose recreation facility in the Richmond (banking).	500,000
Acquisition of an additional park in the Tenderloin (banking).	500,000
Chinatown Park - Development banking	500,000
South of Market Park - Banking.	500,000
India Basin - Acquisition and development banking.	500,000
Japanese Peace Plaza	200,000
ACQUISITION AND DEVELOPMENT TOTAL:	$ 3,000,000

VII. AFTER SCHOOL PROGRAM

The after school Program is now in its tenth month of extended operation. Community support and participation has been great. Currently the program operates at 25 school yards, 13 gyms and 4 recreation facilities city-wide. The latest addition is the Canon Kip Community House located at 8th and Natoma Streets. This area is especially critical because of the high concentration of youth with no available recreation facilities.

VIII. EXPLANATION OF MAINTENANCE & ADMINISTRATION BUDGET

Maintenance:

The Open Space Program provides funding for positions at a several facilities that have been improved with Open Space monies. These included 6 custodians for Glen Park, Hamilton, St. Mary's Center, Boeddeker, Macaulay, Helen Wills and 2450 Harrison St. Gym (2). In addition, it funds 32 gardening positions at parks and squares that have received substantial rehabilitation with Open Space Program funds. These facilities are:

Alamo Square	Douglass	Knudsen-Bloom	Rolph
Alice Chalmers	Folsom	Lafayette	Richmond
Argonne	Fulton	Lincoln Park	Tank Hill
Balboa Park	Glen Park	Little Hollywood	South of Market
Brooks Park	Hamilton	Merced Heights	South Park
Bernal	Huntington	Noe Courts	South Sunset
Buena Vista	J.P. Murphy	Monterey Conserv.	Sunset Heights
Cabrillo	Joseph Conrad	Moscone	Upper Noe
Cayuga	Juri Commons	Ocean View	Washington Sq.
Boeddeker	Kite Hill	Presidio Hgts.	
Dorothy Erskine	King Pool		

It should be noted that the funding of gardeners through the Open Space Program is based on the amount of work performed at a particular facility. In many cases several smaller projects are combined in order to justify one gardening position.

Administration:

A small portion of the annual budget (approximately 3% in the current year) is allocated to the administration of the Program. This includes the services of other departments such as the Real Estate Department used for acquisition of property, and City Attorney for eminent domain procedings.

APPENDIX A

ACQUISITION/DEVELOPMENT SUMMARY

1975 - 1987

1. Berkeley Way Lot

Year recommended:	1975-76	Acreage:	1.12
Year acquired:	1977	Block:	7524 (9)
Purchase price:	$ 64,000	Location:	Berkeley Way

Status: This lot was acquired with Billy Goat Hill from the Redevelopment Agency. Current plans are for it to remain unimproved open space.

2. Billy Goat Hill

Year recommended:	1976-77	Acreage:	4.10
Year acquired:	1977	Block:	7537/7538 (60,101)
Purchase price:	$129,000	Location:	Laidley/30th

Status: While this hillside will remain as mostly unimproved open space, funds from the Hilltop Development Fund were recommended to stabilize pathways and install bollards. Project was done in-house with Hilltop Development Crew.

3. Boeddeker Park (Father Alfred)

Year recommended:	1976-77	Acreage:	2.50
Year acquired:	1978-85	Block:	332 (6-9, 17-19)
Purchase price	$1,250,000	Location:	Ellis/Taylor

Status: This park was dedicated on May 1, 1985. Total development cost was $2,000,000. The firm of Royston, Hanamoto, et. al. (Pat Carlisle project architect) performed the design work. The adjacent Eddy Street building was acquired for $200,000 and a $1,000,000 children's clubhouse development was completed in December of 1987. (Gordon Chong, Architect)

4. Brewster Street

Year recommended:	1978-79	Acreage:	0.25
Year acquired:	1978	Block:	5556 (4,5,6,57,58)
Purchase price:	$ 30	Location:	Bernal Heights

Status: Currently to remain as unimproved open space.

5. Chinatown Site

Status: A resolution authorizing acquisition of the Cathay Mortuary by eminent domain has been approved by the Board. The Real Estate Department is currently negotiating for purchase. Extended legal proceedings are expected

6. Coleridge Street

Year recommended:	1983-84	Acreage:	0.20
Year acquired:	1985	Block:	5615 (9,77)
Purchase price:	$150,000	Location:	Bernal Heights

Status: $175,000 was allocated in the 1984-85 and 1985 - 86 program to plan and develop a park on this site. The project was completed in spring, 1988.

7. Diamond Heights Lots

Year recommended:	1975-76	Acreage:	1.07
Year acquired:	1976	Block:	7523/-33/-36
Purchase price:	$400	Location:	Diamond Heights

Status: Currently these parcels are to remain as unimproved open space. $45,000 was allocated from the 1982-83 WHO fund to provide slope stabilization for the lot at 101 Topaz Way.

8. Dorothy Erskine Park (formerly Martha Hill)

Year recommended:	1975-76	Acreage:	1.30
Year acquired:	1978	Block:	6735/6761
Purchase price:	$205,505	Location:	Martha/Baden

Status: Purchased to remain as unimproved open space, there was a project involving minimal slope stabilization and a rustic stairway performed by the Hilltop Development Crew in-house. A more major road stabilization job was also done by D.P.W.

9. Duncan and Castro

Year recommended:	1977-78	Acreage:	1.00
Year acquired:	1979	Block:	6590 (4-29)
Purchase price:	$126,000	Location:	Diamond Heights

Status: Acquired to remain as undeveloped Open Space, the Department will make minor modifications on the Duncan Street frontage.

10. Edgehill Mountain

Year recommended:	1981-82	Acreage:	1.08
Year acquired:	1985	Block:	2923
Purchase price:	$502,000	Location:	West Portal

Status: Lots 17, 40, 47, 58, 54 and a portion of 58 have been acquired, and will remain as unimproved open space.

11. Golden Gate Heights

Year recommended:	1977-78	Acreage:	0.60
Year acquired:	1981	Block:	1928B (13-21)
Purchase price:	$520,000	Location:	Noriega/15th

Status: Acquired to remain as undeveloped open space.

12. Grandview Park Extension

Year recommended:	1975-76	Acreage:	2.70
Year Acquired:	1977-79	Block:	2034A/2050A (27 Lots)
Purchase Price	$837,500	Location:	Moraga/14th

Status: Acquired to remain as undeveloped open space. The Department is proposing minimal hillside stabilization and installation of rustic stairs using the Hilltop Development Crew.

13. Japan Center Peace Plaza

Year Recommended:	1986-87	Acreage:	
Year Acquired:		Block:	
Purchase Price		Location:	Post & Buchanan

Status: $50,000 was allocated in 1986 - 87 for the purchase of the privately owned portion of the plaza. Real Estate Department has made offer to owner which has been rejected. Department has been told that property is protected from development till the year 2005. The current program allocates $200,000 for the renovation of the plaza once acquired.

14. Joseph Conrad Square (Formerly Columbia Square)

Year recommended:	1977-78	Acreage:	0.26
Year acquired:	1978	Block:	24 (1)
Purchase price:	$97,000	Location:	Foot of Columbus

Status: $50,000 was allocated from the 1978-79 WHO Program. Additional funds were raised privately by the surrounding business community. Development of the park has been completed.

15. Juri Commons

Year recommended:	1977-78	Acreage:	0.26
Year acquired:	1979	Block:	6532 (8)
Purchase price:	$62,400	Location:	Guerrero/26th

Status: Approximately $100,000 from 1978-79 High need funds were used to develop this former Southern Pacific right-of-way into a pleasant minipark. $55,000 in additional funding was recommended in 1984-85 to supply automatic irrigation and lighting. Construction for this second phase was completed in March of 1988.

16. Kearny Street

Year Recommended:	1978-79	Street right-of-way
Retained by D.P.W.		between Vallejo & Fresno

Status: $50,000 was allocated from the 1978-79 WHO allocation to develop the upper portion of Kearny near Vallejo. The design has been completed by Roger Boyer, and advertised for bid. No bids were received and project is scheduled for informal bidding or in-house construction.

17. Kelloch-Velasco

Year recommended:	1976-77	Acreage:	1.75
Year acquired:	1977	Block:	6361 (18-25)
Purchase price:	$225,000	Location:	Visitacion Valley

Status: Approximately $462,000 in 1977-78 and 1978-79 WHO funding was used to complete this heavily used facility.

18. Kite Hill

Year recommended:	1975-76	Acreage:	2.30
Year purchased:	1977	Block:	27011,11,12,23,49,50)
Purchase price:	$386,816	Location:	Yukon/19th

Status: $10,000 was allocated from the 1978-79 WHO program to fund a study for the development of Kite Hill. It was determined that only minimal development would be desirable. $35,000 was allocated under the 1982-83 WHO program to provide rustic stairways, pathways and benches as well as bollards.

18. Knudsen-Bloom (dedicated as Potrero del Sol Park)

Year recommended:	1975-76	Acreage:	4.60
Year acquired:	1976	Block:	4277 (10, 14)
Purchase price:	$710,000	Location:	Army/Potrero

Status: The construction of this park was completed at a cost of $2.4 million and was dedicated May 3. The facility was designed by Esherick, Homsey Dodge and Davis and C.H.N.M.B. Contractors on the project were Munkdale Bros. Inc.

20. Lakeview-Ashton

Year recommended:	1976-77	Acreage:	0.32
Year acquired:	1977	Block:	7010(19), 7054(37,38)
Purchase price:	$23,600	Location:	O.M.I.

Status: Acquired to remain as undeveloped open space.

21. 2450 Harrison Street (To be dedicated as Mission Center)

Year recommended:	1977-78	Acreage:	0.65
Year acquired:	1978	Block:	3612 (3,4)
Purchase price:	$190,000	Location:	Mission

Status: Both the gymnasium and community center portions of this $3.6 million facility have now been completed and opened. The architectural design was executed by del Campo & Associates. Acquisition of adjacent building for parking and recreational development is pending.

22. Mission Playground Extension

Year recommended:	1975-76	Acreage:	0.23
Year acquired:	1976	Block:	3579 (7,8)
Purchase price:	$130,575	Location:	Valencia/Cunningham

Status: A "Jets Hamburger" outlet was acquired and demolished to provide space for extending Mission Playground out to Valencia Street. Project cost was $98,000 (from 1976-77 High-need) and project was contracted by Munkdale Bros. Inc.

23. Little Hollywood Park

Year recommended:	1976-77	Acreage:	1.00
Year acquired:	1976-79	Block:	4991 (60)
Purchase price:	$100,000	Location:	Lathrop/Tocoloma

Status: A portion of Lot 60 is leased from Sunset Scavenger while an additional 22,000 sq. ft. was acquired and developed using 1980-81-82 WHO funds totaling $282,500. Contractor: Munkdale. $100,000 was allocated in 1984-85 to make additional improvements. Construction was completed in March 1988.

24. Macaulay Park

Year recommended:	1975-76	Acreage:	0.20
Year acquired:	1980	Block:	716 (2)
Purchase price:	$310.800	Location:	Larkin/O'Farrell

Status: This parcel was developed using $127,947 from the High-Need accounts of 1976-77, 80-81 and 81-82 Program years. It was dedicated in 1983 in memory of Sgt. John Macaulay, a San Francisco Police Officer killed in the line of duty.

25. Monterey Conservatory

Year recommended:	1979-80	Acreage:	0.19
Year acquired:	1980	Block:	6770 (53, 54, Ptn55)
Purchase price:	$226,000	Location:	250 Monterey

Status: $190,000 was provided by the 1981-82 WHO budget to renovate this historic building. $132,00 was spent by the Bureau of Architecture (Gottlieb Construction, General Contractor) on the building portion. The remainder, along with additional funds from 1983 - 84 WHO, was used to landscape the surrounding area and provide irrigation. The project was completed in January of 1987.

26. Noe & Beaver Streets

Year recommended:	1978-79	Acreage:	0.05
Year acquired:	1983	Block:	3561 (8)
Purchase price:	$165,000	Location:	Duboce Triangle

Status: $70,000 remaining from the acquisition budget was transferred to D.P.W. Park Engineering to begin planning for this minipark. The remainder of needed funds were recommended in the 1984-85 program. This $110,000 project was completed in fall of 1986.

27. Peru Avenue Walkway

Year recommended:	1979-80	Street right-of-way
Retained by D.P.W.		Peru between Valmar/Athens

Status: This hillside was improved with $50,000 from the 1980-81 WHO budget. Project design by Richard Schadt.

28. Seward Park Extension

Year recommended:	1977-78	Acreage:	0.26
Year acquired:	1979	Block:	2714 (30, 31, 32)
Purchase price:	$237,000	Location:	Seward/Corwin

Status: Purchased to remain as undeveloped open space.

29. Saturn Steps

Year recommended:	1983-84	Acreage:	0.10
Year acquired:	pending	Block:	2626 (10A)
Purchase price:	$140,000	Location:	Saturn/Ord

Status: $110,000 was allocated in the 1984-85 WHO budget to develop this parcel. Since acquisition cost was in excess of estimate, $30,000 is recommended in the 1985-86 program to provide the necessary funds. Construction was completed in March of 1988.

30. Sixth & Folsom Park

Year recommended:	1975-76	Acreage:	1.91
Year acquired:	1977---	Block:	3731 (10,11,12,111)
Purchase price:	$1,165,000	Location:	South of Market

Status: The property acquisition has been completed. The architectural firms of Omi Lang, and Marquis & Assoc. have been retained to design the park and building components respectively. A conceptual design for the park and building has been completed. Approximately $4.1 million has been allocated from previous Open Space Programs and State Urban grants. Construction started in April.

31. Tank Hill

Year recommended:	1976-77	Acreage:	2.80
Year acquired:	1977	Block:	2662
Purchase price:	$650,000	Location:	Clarendon/Twin Peaks

Status: Acquired to remain as undeveloped open space. Minimal funds were used from the Hilltop Development fund to provide some slope stabilization and rustic stairways.

32. Washington & Hyde

Year recommended:	1978-79	Acreage:	0.15
Year acquired:	1983-84	Block	187 (12, 13)
Purchase price:	$713,000	Location:	Chinatown

Status: Development funds have been set aside from several High-Need budgets. A design contract with the firm of Barcelon & Jang has been executed and preliminary design is underway. Community meetings have been scheduled for this spring.

33. W.H.O. Development Fund

Status: The 1981-82, and 1982-83 Open Space Program designated $150,000 and $50,000 respectively, from the W.H.O. budget to fund a crew for the purpose of making minimal necessary improvements on lands acquired through the Program and meant to remain in a naturalistic state. The type of improvements intended were those such as erosion control and slope stabilization. Reference is made to projects earmarked for these funds throughout this report.

34. I.M. Scott School Lease

Status: In 1979-80 W.H.O. Program it was recommended that $25,000 be used to fund the resurfacing of the play courts at I.M. Scott School. A 12-year lease has been secured and the work completed.

35. City-Wide Trail System

Status: In 1979-80 $10,000 in planning funds were set aside for the development of a city-wide trail system. These funds were transferred to the Department of City Planning who will address the issue in the up-dated Open Space Element of the City's Master plan.

36. Waterfront - Pier 7

Status: A conceptual design for a 25' wide pier has been prepared. The $3.6 million pier will be funded by $2.7 million of Open Space funds plus $725,000 made available by the Wildlife Conservation Board and the Federal Land and Water Conservation Program, as well as by in-kind demolition costs to be assumed by the Port. Permit approvals are in progress and the State and Federal grants are being processed. Construction documents have been prepared.

37. Waterfront - India Basin

Two parcels (lots 17 & 18 in Block 4622) have been purchased for $525,000 as the first step in developing a major waterfront facility at that area. Additional funds have been allocated 87/88 and in the current program to continue this effort.

38. Richmond Gym Site

Beginning in 1984 - 1985 funds have been set aside for the eventual acquisition and development of a site in the Richmond District that would be suitable for a gymnasium. Any final action would be taken in accordance with the Open Space Element of the City's Master Plan.

APPENDIX B

OPEN SPACE RENOVATION SUMMARY

Since the inception of the Open Space Program, a total of 212 renovation projects have been undertaken. One hundred and fifty-nine of these projects have been completed and the remainder are under construction or in the design phase. All projects listed in this summary are completed unless otherwise indicated.

1987 - 1988 ($1,786,500)

1. Buchanan Street Mall Renovation (Phase II)	$ 250,000 Supplement
2. Joseph Lee Recreation Center Renovation	300,000 J.O. Req.
3. Adam Rogers Park Renovation (Phase I)	150,000 Under Design
4. Sunset Recreation Center Kitchen Renovation	100,000 J.O. Req.
5. Buena Vista Park Masterplan Implementation (Phase I)	100,000 Under Design
6. Alice Chalmers Fieldhouse Renovation (Supplement)	81,500 Under Design
7. Equipment Replacement, Various Locations	16,000
8. Community Gardens (Dev. and Improvements Various Sites)	50,000
9. Playground Resurfacing (Various Locations)	75,000 Under Const.
10. McLaren Park Master Plan Devlpmnt. & Implementation	30,000 Under Review
11. Randall Junior Museum Master Plan & Improvements	165,000 In Planning
12. Roof Repair at Open Space-funded Facilities	160,000
13. Golden Gate Park Rustic Shelter (Matching Funds)	9,000 Under Const.
14. North Beach Playground Rehabilitation (Banking)	200,000
15. Crocker-Amazon Improvements (Phase I)	100,000 Under Design

*J.O. is an abbreviation for Job Order which is the documentation which must be prepared to initiate the transfer of funds and scheduling of a project.

PROJECT	AMOUNT EXPENDED
1986 - 1987 ($2,336,000)	
1. Bernal Playground - supplement to FY 85-86 funding to renovate play area and improve gym	$150,000 to be bid 4/88
2. Camp Mather - rehabilitate swimming pool Project deleted to be paid with general funds transferred to Kezar Stadium Project below	224,000
3. Coit Tower - install perimeter security lighting	60,000 Under Design*
4. Cow Hollow Playground - rehabilitate play area	163,000 Under Const.
5. Crocker Amazon - general rehabilitation	100,000 Under Design
6. G.G. Park Kezar Stadium - supplement demolition funds Including 224,000 from Mather Pool Project	724,000 Under Design
7. Harvey Milk Center - completion of rehabilitation	21,000
8. Lake Merced - development of masterplan	45,000 Underway
9. Laurel Hill Playground - rehabilitate play area	183,000 Under Design
10. North Beach Playground - initial allocation to implement plan for rehabilitation	204,000 Planning Underway
11. Oceanview Playground - general rehabilitation	348,000 Under Design
12. Sunset Recreation Center - install gym partition and perform roofing repairs	100,000 to bid 6/88
13. Corona Heights - erosion control	78,000 Planning Underway
14. Upper Noe Playground - fund mural	10,000 Under Design
15. Roof Repair Fund - various facilities	150,000

1986 - 87 HIGH-NEED RENOVATION ($880,000)

1.	Hilltop Park - to include rehabilitation of the sundial and portions of play area	$ 220,000 to be done in house
2.	Buchanan Mall - Phase II redesign of mall	250,000 design completed
3.	Portsmouth Square -general rehabilitation	200,000 Under Design
4.	Bayview Playground - repair of pool liner and rehabilitation of play area	210,000 const. 4/88

1985 - 1986 ($2,193,893)

1.	North Beach Playground - development of new center, planning only	$ 8,000
2.	Bernal Center - gym rehabilitation	105,000 to bid 4/88
3.	Buena Vista Park - additional tree work ($85,000) Masterplan ($25,000)	110,000 adopted & ongoing
4.	Golden Gate Park Lawn Bowling - Irrigation	68,600
5.	Grandview Park - erosion control, landscaping on east side (supplemented with 1986-87 funding)	139,500 design completed
6.	Cow Hollow - clubhouse rehabilitation	105,000 under const.
7.	Alta Plaza - Play area rehabilitation	221,500 under const.
8.	Junipero Serra - clubhouse expansion ($105,000) court resurfacing ($ 40,000)	145,000 under design
9.	Pioneer Log Cabin (G.G. Park) - rehabilitation	115,700 under design
10.	Visitacion Valley - clubhouse rehab ($141,700) Phase I. Play area rehab ($166,000) Phase II	207,700 to be bid 4/88
11.	Sunset Recreation Center - toilet rehab and other improvements	100,000 Under design

12.	Handicapped play area development	250,000 $100,000 to be used at Children's Playground to augment State grant
13.	North Beach - additional funds for tot lot rehab	39,000
14.	Roof repair fund	150,000
15.	Tennis court resurfacing Oceanview (3) Portola (2) and Margaret Hayward completed	120,000
16.	Tennis Court Lighting	25,000 Under Design
17.	Contingency	179,893

1984-85 ($1,937,500)

1.	Balboa Park (San Jose & Havelock Sts) - security lighting.	$ 25,000
2.	Buena Vista Park - for the funding of a tree topping crew for 2-3 months.	85,000
3.	Crocker Amazon (Geneva Ave. & Moscow St.) - master plan, picnic area, handball court, sitting area, development; drainage and landscaping work, and installation of a parcourse.	145,000 Under Design
4.	Duncan & Castro Park - sidewalk and barriers for Duncan Street side.	5,000 In-house
5.	Glen Park (Chenery & Elk Sts.) - play area repairs, fencing, erosion control, curbs, concrete stairs, curbwall grading, drainage play equipment, seating, lighting for Bosworth Street entrance.	139,000 under const.
6.	Grattan Playground (Stanyan & Grattan Sts.) - rehabilitate lower playground, benches and pathways to field, install tennis court windbreak (Phase II).	129,000 under const.

7.	North Beach P/G (Colombus Ave. at Lombard) develop tot lot in current unused library patio.	53,000
8.	Palace of Fine Arts (Lyon St.) - resurface pathways, improve drainage system.	50,000 In-house
9.	Panhandle Playground (Fell St. @ Ashbury) - play area rehabilitation including rerouting of bike path, apparatus repair and landscaping.	35,000
10.	Silver Terrace (Thornton Ave. & Bayshore) - clubhouse rehabilitation (Phase II).	125,000 project postponed
11.	Upper Noe (Day & Sanchez Sts.) - necessary to complete funding for curbing rehabilitation project.	14,000
12.	West of Twin Peaks (various locations) - five year plan to light 20 courts at 7 locations yet to be determined.	100,000 Under review
13.	St. Mary's Playground (Murray & Justin) - erosion control and entrance modification.	150,000 Under const.
14.	Sunset Recreation Center (28th & Lawton) - install new floor in gymnasium.	130,000 Under design
15.	Alice Chalmers (Brunswick & Whittier) - rehab. and expand clubhouse (Phase II).	115,000 Under const.
16.	Marina Green - repair jogging path	25,000
17.	Miraloma Playground (Omar & Sequoia Ways) Phase II clubhouse rehabilitation.	140,000
18.	Mission Dolores Park - (18th & Dolores) renovation of clubhouse.	50,000 Under Const.
19.	Stern Grove Clubhouse - remodel kitchen and a general rehab. of interior (Phase I).	200,000
20.	Roof Repair Fund.	150,000

High-Need 1984 - 85 ($680,000)

1. Alioto Minipark (20th & Capp) - minimal rehabilitation of existing apparatus and landscaping.	$ 5,000 In-house
2. Buchanan Street Mall (Western Addition) design funds for ultimate rehabilitation program.	25,000 design completed
3. Garfield Playground and Recreation Center (25th & Harrison) general rehabilitation.	425,000 under const.
4. Palou-Phelps Minipark (Hunters Point) play area rehabilitation.	150,000
5. Twenty-fourth Street Minipark (Mission) general rehabilitation.	75,000

1983 - 1984 ($1,739,500)

1.	Alice Chalmers (670 Brunswick) rehabilitate playground and resurface courts	$ 81,500
2.	Brooks Park (373 Ramsell) install water hookup and improve landscaping.	25,000
3.	Cabrillo Playground (38th/Cabrillo) rehabilitate fieldhouse.	54,000 to be rebid 4/88
4.	Crocker-Amazon (Geneva/Moscow) construct bocci ball shelter, modify drainage near courts.	52,000
5.	Douglass Playground (26th/Douglass) rehab. fieldhouse.	185,000
6.	Excelsior Playground (Russia/Madrid) expand fieldhouse, fence children's play area	118,000 design completed

7.	Harvey Milk Center (50 Scott) general repair and improvements to interior and exterior of building.		110,000
8.	Golden Gate Heights (12th/Rockridge) tennis court rehabilitation.		25,000
9.	Grattan Playground (Stanyan/Alma) play area rehabilitation.		144,000 Under Const.
10.	Miraloma Playground (Omar/Sequoia) play area rehabilitation, correct drainage.		135,000
11.	Mission Dolores Park (18th/Dolores) general rehabilitation of courts and picnic areas.		45,000
12.	Peixotto Playground (15th Roosevelt) play area rehabilitation.		139,000
13.	Potrero Hill (22nd/Arkansas) installation of fencing, lighting & security system.		40,000
14.	Golden Gate Park (46th & Lincoln) play area rehabilitation.		135,000
15.	Silver Terrace (Silver/Bayshore) play area rehabilitation (Phase I).		120,000
16.	Twin Peaks (Christmas Tree Point) for planning improvements.		10,000
17.	Roof repair fund.	136,000	
18.	Contingency fund	185,000	

1982 - 1983 ($1,607,974)

1.	Argonne Playground (18th/Geary) field house rehabilitation.	$ 76,000
2.	Balboa Park (Ocean/San Jose) resurface four tennis courts.	44,800
3.	Cayuga Playground (Cayuga/Naglee) clubhouse rehabilitation ($53,000), court resurfacing ($29,000).	82,000
4.	Douglass Playground (26th/Douglass) court resurfacing ($23,500), paving (4,500)	28,000
5.	Excelsior Playground (Russia/Madrid) court resurfacing ($23,000), benches ($5,000).	28,000
6.	Moscone Field (Chestnut/Buchanan) clubhouse rehabilitation including handicap access.	159,300
7.	Larsen Playground (19th/Wawona) playground rehabilitation ($120,000), courts ($20,000)	140,000
8.	Midtown Terrace (Clarendon/Olympia) play area rehabilitation ($100,000) resurface courts ($44,800) bldg. rehab. ($35,400)	180,200
9.	Mountain Lake Park (12th/Lake) supplements 1980-81 funding. see 80-81	38,000
10.	North Beach Playground (Lombard/Mason) install fencing along Greenwich. in-house project	5,000
11.	Parkside Square (26th Vicente) playground rehabilitation.	120,000
12.	Pioneer Park (Telegraph Hill) supplements 1981-82 funding. see 81-82.	2,500
13.	Portsmouth Square (Kearny/Washington) general rehabilitation/Master plan	120,000 Under design.

14.	Rolph Playground (Army/Potrero) resurface courts ($40,000) develop truck access ($15,000).	55,000
15.	Rossi Playground (Arguello/Anza) court resurfacing.	$ 40,000
16.	Sunnyside Playground (Melrose/Edna) resurface courts ($23,000), improve drainage ($1,000) lighting rehabilitation ($76,000).	109,000
17.	Sunset Playground (28th/Lawton) supplements 80-81 project. see 80-81	80,000
18.	Glass backboards installed at recreation centers citywide.	15,000
19.	Resodding of athletic fields citywide.	20,000
20.	Roof repair of facilities citywide. 155,147	
21.	Contingency fund 110,000	

1981 - 82 ($1,006,406)

1.	Bernal Heights Gym (Moultrie & Jarboe) Security work, bulkhead repairs.	$ 33,500
2.	Cayuga P/G (Cayuga & Naglee) Renovation of play area.	$ 80,000
3.	Christopher P/G (Diamond Heights near Duncan) lighting rehabilitation and modification.	$ 30,000
4.	Coit Tower (Telegraph Hill) Pathway stabiliza-tion - To be combined with larger project.	$ 10,000
5.	Folsom P/G (21st & Folsom) Resurfacing, play area rehab.	$ 50,000
6.	Glen Park Center (Chenery & Elk) New security system.	$ 4,900
7.	McCoppin Square (24th Ave. & Taraval) Play area renovation.	$ 86,000
8.	North Beach P/G (Lombard & Mason) Resurface play area.	$ 96,600
9.	Potrero Hill Center (22nd & Arkansas) Roof repairs.	$ 5,200
10.	Presidio Heights P/G (Clay near Washington) rehabili-itation of play area, resurface courts.	$ 65,000
11.	Richmond District P/G (to be renovated under one contract: Argonne, Cabrillo & Fulton).	$160,000
12.	States Street (Corona Heights) Resurface courts.	$ 39,300
13.	Sunset P/G (28th & Lawton) Renovate play area (combined with 82-83 program).	$ 75,000
14.	Washington Sq. (North Beach) Install fencing, rehabilitation of children's play apparatus.	$ 20,000
15.	Resodding of infields (Citywide).	$ 10,000
16.	Playground Patrol and Play Apparatus Renovation crew Citywide program supplying 2 ironworkers, materials, supplies and truck for playground repairs.	$113,000
17.	Contingency fund	$127,906

1980 - 81

1.	Bernal P/G (Moultrie & Jarboe Streets) Resurfacing of play courts and repair of retaining wall.	$134,000
2.	Cayuga Clubhouse (Cayuga & Naglee Streets) Improvement of ventilation and installation of insulation.	$ 16,000
3.	Coit Tower (Telegraph Hill) Replacement of leaking roof.	$ 27,000
4.	Chinese P/G (Sacramento & Waverly Streets) Replacement of sand in Children's play area $2,036 expended on sand, balance to be used for future improvements at Chinese Playground.	$ 8,000
5.	Excelsior P/G (Russia & Madrid Streets) Combined with previous funding.	$ 55,900 See 77-78
6.	Head/Chester Street Miniparks. Renovation and and expansion of facilities.	$ 40,000
7.	Huntington Park (California & Taylor Streets) Renovation of entire park and repair of fountain.	$100,000
8.	Jackson P/G (17th & California Streets) Replacement of ballfield sod in conjunction with C.D. funded renovation. Playfields at Rolph, Excelsior, Oceanview, Moscone and portions of Crocker Amazon also accomplished with these funds.	$ 10,000
9.	J.P. Murphy (1960 Ninth Ave.) Additional funding for 1979-80 project.	$ 10,000
10.	Junipero Serra P/G (300 Stonecrest) Renovation of Children's play area.	$100,000
11.	Mountain Lake Park (12th Ave & Lake St) Renovation and expansion of play area.	$125,000
12.	North Beach (Lombard & Mason) Renovation and expan sion of play area.	$ 40,000

1980 - 81 cont.

13.	Oceanview (Capital & Montana) Installation of parcourse, benches and play tables.	$ 25,000
14.	Richmond P/G (18th Ave near Lake) General renovation of entire facility, resurfacing & lighting.	$195,000
15.	Upper Noe P/G (Day & Sanchez) Added to 78-79 project.	$ 25,000 See 75-6, 78-9
16.	Contingency fund	$ 63,409

1979 - 80 ($876,800)

* Indicated reinstated projects funded by unallocated interest.

1.	*Brooks Property (373 Ramsell Street) Improvements to landscaping, play apparatus, (Supplemental with accrued interest under 80-81).	$ 50,000
2.	*Alice Chalmers P/G (670 Brunswick Street) Replace existing Children's play area. funded with accrued in 80-81).	$ 30,000
3.	Lakeview - Ashton Hilltop. Provision of viewing areas and benches.	Project deleted.
4.	*Lafayette Square (Washington & Laguna Sts) Renovation of Children's play area and resurfacing of courts and pathways.	$110,000

5.	Merced Heights P/G (Bixby & Shields Sts) Renovation of Children's play area, resurfacing of tennis and basketball courts, rehabilitate fencing (combined with C.D. funding).	$105,000
6.	*J.P. Murphy P/G (1960 Ninth Ave) Renovation of Children's play apparatus, resurfacing of ball court and 3 tennis courts (combined with C.D. and 1980-81 funding).	$110,000
7.	*Oceanview P/G (Capitol & Montana Sts) Installation of protective lighting.	$ 30,000
8.	*Randolph - Bright Minipark. Renovation of Children's play apparatus, improve landscaping.	$ 20,000
9.	*South Sunset P/G (40th Ave near Vicente St) Renovation of play apparatus and fence replacement. (Combined with Irrigation Bond Project.	$115,000
10.	*Washington Square (Filbert & Stockton Streets) Provision of additional play apparatus in northwest corner.	$ 20,000
11.	*Moscone P/G (Chestnut & Buchanan Streets) Combined with previous funding.	$ 30,000 See 75-76
12.	Noe Valley Courts (24th & Douglass Streets) Combined with previous funding.	$ 96,800 See 75-76
13.	Windmill Restoration (Golden Gate Park)	$ 40,000
14.	Contingency fund	$ 75,000

1978 - 79 ($925,682)

1.	Balboa Park (Ocean & San Jose Avenues) Rehabilitation of Children's play area.	$ 86,500
2.	Buena Vista - Phase II Continuation of erosion control, installation of pathways and rustic stairways.	$ 94,000
3.	Douglass P/G - Phase II Rehabilitation of hillside area, renovation of play area, drainage correction, combined with Irrigation Bond Project.	$100,000
4.	Glen Park - Phase II Outdoor lighting installation.	$ 46,600
5.	Helen Wills - Rehabilitation of play area and floodlight installation.	$ 73,300 See 75-76
6.	Lincoln Park (34th Avenue & Clement Street) Rehabilitation of Children's play area.	$ 99,600
7.	St. Mary's Center (Murray Street & Justin Drive) Rehabilitation of recreation building. State monies combined with O/S funds.	$125,000
8.	Sunset Heights Park (12th Avenue & Rockdale) Rehabilitation of Children's play area.	$ 80,900
9.	South Park (64 South Park Avenue) Renovation of play area and installation of park furniture.	$ 50,000
10.	Upper Noe Valley P/G - Phase II Install lighting and play court resurfacing.	$ 94,782 See 75-7
11.	Contingency fund	$ 75,000

1977 - 78 ($720,900)

1.	Alamo Square (Hayes/Steiner) Renovate play area, resurface courts.	$ 70,000
2.	Buena Vista Park - Phase I Erosion control and court resurfacing.	$ 93,300
3.	Douglass Playground (26th/Douglass) Planning.	$ 10,000
4.	Eureka Valley Playground (18th/Collingwood) Play area rehabilitation, irrigation of ball field.	$ 62,500
5.	Excelsior Playground (Russia/Madrid) Play area rehabilitation.	$ 43,800
6.	Helen Wills (Larkin/Broadway) Combined with funds from 1975-76 program.	$ 70,000 See 75-76
7.	Holly Park (Holly Circle) Phase II rehabilitation of ballfields and courts.	$ 86,700
8.	Julius Kahn (Jackson/Spruce) Play area rehabilitation.	$ 55,800
9.	Portola Playground (Felton/Holyoke) rehabilitation of play area, ballfield benches and backstops.	$ 61,000
10.	Potrero Hill Center (22nd/Arkansas) Building rehabilitation.	$ 51,100
11.	Rossi Playground (Arguello/Anza) Play area rehabilitation.	$ 86,700
12.	Contingency fund	$ 30,000

1976 - 77 ($626,400)

1.	Aptos Playground (Aptos & Ocean Avenues) Renovation of play courts.	$ 12,000
2.	Hamilton Recreation Center (Geary & Steiner Streets) Renovation of Recreation Center.	$135,000
3.	Hayward P/G (Laguna & Golden Gate Avenue) Rehabilitation of Children's play apparatus and miscellaneous improvements.	$ 83,200
4.	Herz P/G (John McLaren Park) (University & Hahn Streets) Rehabilitation of building, and tennis court resurfacing.	$ 57,400
5.	Holly Park (Holly Circle) Installation of automatic irrigation, resurfacing of play courts (combined with funds from 77-78 program).	$ 32,500
6.	Rochambeau P/G (24th Avenue near Lake Street) Renovation of clubhouse, resurfacing of play courts and improvements to play apparatus.	$ 87,800
7.	Stern Grove (19th and Sloat Blvd.) Renovation of Children's play area.	$ 65,600
8.	West Sunset P/G (39th Avenue near Ortega Street) Renovation of Children's play area.	$ 84,600
9.	Various tennis court resurfacing (Alamo Square, Buena Vista & Herz) Combined with funds from 77-78 program.	$ 18,300
10.	Contingency fund	$ 50,000

1975 - 76 ($765,300)

	Project	Amount Expended
1.	Campbell-Rutland Minipark - Installation of benches and other improvements.	$ 9,000
2.	Glen Park (Chenery/Elk) renovation of recreation center, installation of outdoor lighting (combined with 1978-79 program funds).	$239,000
3.	Hayes Valley Playground (Hayes/Buchanan) painting of clubhouse, rehabilitation of courts and play area.	$ 67,000
4.	Helen Wills (Broadway/Larkin) Renovation of building, rehabilitation of play area and installation of night lighting (combined with 1977-78, 1978,79 funds).	$100,000
5.	Moscone Playground (Chestnut/Buchanan) Renovation of children's play area (combined with 1979-80 funds).	$110,000
6.	Noe Valley Courts (24th/Douglass) Renovation of entire playground, play area and resurfacing of play courts (combined with 1979-80 funds).	$119,800
7.	Upper Noe Valley (Day/Sanchez) Rehabilitation of children's play area (combined with 1978-79, 1980-81 funds).	$ 45,800
8.	Portsmouth Square (Kearny/Washington) Provide for sheltered game tables and benches.	$ 14,900
9.	Visitacion Valley Playground (Cora/Leland) extend height of fence.	$ 9,800
10.	Contingency fund	$ 50,000

APPENDIX C

SUPPLEMENTAL APPROPRIATIONS

The Committee has granted supplemental requests on several occasions. These supplemental appropriations were approved by the Recreation and Park Commission, the Mayor and the Board of Supervisors.

1981 - 82

1.	Development:	Peru Ave. Walkway	H.O.	$ 20,000
		Little Hollywood	H.O.	42,500
		Boeddeker Park	Hi-Need	20,000
		Potrero del Sol	Hi-Need	60,000
	Renovation:	Joseph Lee P/G	Hi-Need	14,000
		Youngblood-Coleman	Hi-Need	16,500
				$173,500
2.	Renovation:	Sharon Building matching funds		$425,000

1982 - 83

	Renovation:	Hunters Point Gym	Hi-Need	$311,000

1983 - 84

1.	Development:	Twin Peaks	W.H.O.	$200,000
2.	Renovation/ Hi-Need	Portola P/G		200,000
		G.G. Park Carrousel		50,000
		McLaren Grant match		150,000
		Windmill repairs		75,000
		Carrousel Band Organ		70,000
		Hunters Point Center		150,000
		Property Rental		86,000
		South of Market Study		5,000
				$786,386

SUPPLEMENTAL FUNDING

In addition to the Open Space Program funds which are the subject of this report, the Recreation and Park Department receives additional monies from a variety of state and federal sources. Even though recent budget cuts have reduced the amount of these funds, particularly in federal grants, this money continues to be an important resource in the renovation and development of recreation and park facilities. Major funding sources include:

1. State Roberti-Z'Berg Urban Grant Program
2. State Park Bond Acts (1984 Act to be on June ballot)
3. Federal Land and Water Conservation Fund
4. Federal Urban Park and Recreation Recovery Program
5. State Urban Fishing Program
6. Environmental License Plate Fund

The Department feels that the importance of these grant programs can not be over stated. It is hoped that such funding will continue and, indeed, increase.

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